



Rose Street, Rochester

2 Double Bedrooms, 2 Reception Rooms

Offers over £220,000



- Highly sought after location
- Two spacious reception rooms
- Elegant wood floors
- Large windows with garden views
- 2 generous double bedrooms
- Modern yet cosy bathroom
- Private, low-maintenance garden
- Excellent public transport links
- Close to reputable schools
- Excellent opportunity

CHAIN FREE! This well-maintained two-bedroom house is offered for sale in a sought after location. The property is in good condition throughout and is ideally positioned within easy reach of excellent public transport links, reputable schools, and desirable local amenities.

Upon entering, you are greeted by two spacious reception rooms. The first offers elegant wood floors, providing a warm and inviting atmosphere, perfect for both relaxing and entertaining. The second reception room boasts large windows and can be used as a snug or dining room between the lounge and kitchen.

The home features a well-appointed kitchen with access to the garden. Both bedrooms are generous doubles, offering comfortable and flexible accommodation for families, first time buyers, or investors seeking a quality addition to their portfolio.

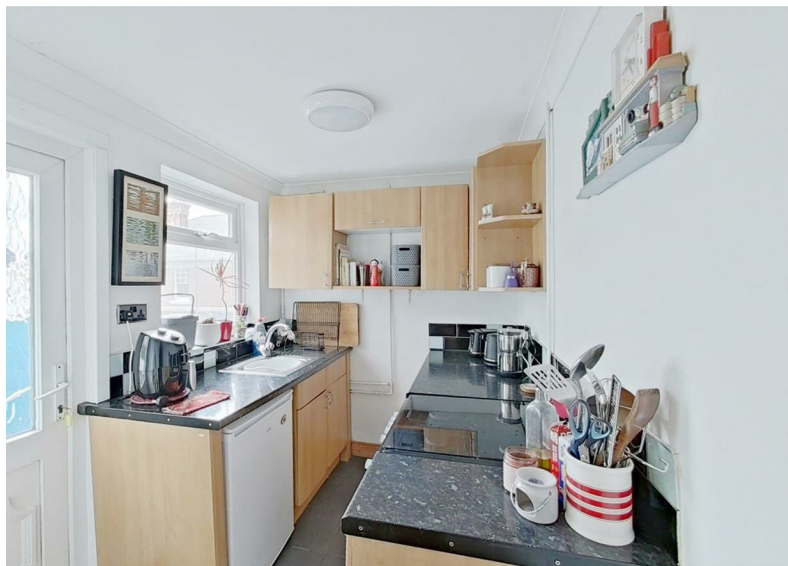
A modern bathroom and a pleasant EPC rating of D further complement the property's appeal. Additional benefits include council tax band B, providing excellent value in this popular area. The attractive, easily maintained garden is perfect for enjoying outdoor activities or simply unwinding with loved ones.

With its prime location, appealing interior features, and versatile layout, this property offers an excellent opportunity for first time buyers, investors, or families. Early viewing is highly recommended to fully appreciate all this splendid home has to offer.

Broadband data: Standard, Superfast and Ultrafast available

Mobile Data: EE, O2, Vodafone and Three available

Flooding Risks: Surface and flooding, Very low.





Lounge
12'0" x
10'11"

Dining
Rooms
12'0" x
11'2"

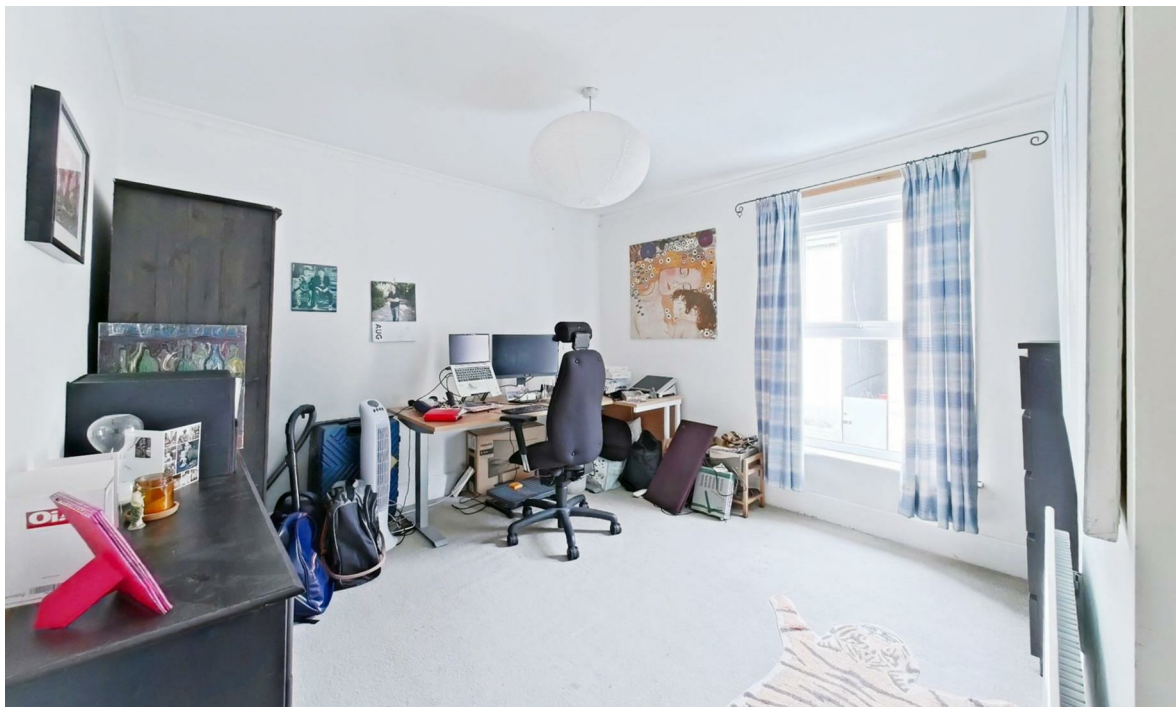
Kitchen
8'1" x 6'0"

Utility/Storage
Room
9'2" x 4'9"

Bedroom 1
12'0" x
11'2"

Bedrooms
2
12'0" x
10'11"

Bathroom
8'1" x 6'0"





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	72
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
396 sq.ft. (36.5 sq.m.) approx.

1st Floor
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.
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