



## Cuxton Road, , Rochester, Kent, ME2 2NJ

- SEMI DETACHED BUNGALOW
- SMART ENABLED THROUGHOUT
- TWO BATH/SHOWER ROOMS
- BEAUTIFUL DECKED AREA WITH FAR REACHING VIEWS
- THREE DOUBLE BEDROOMS
- LARGE OPEN PLAN KITCHEN
- BLOCK PAVED DRIVEWAY PARKING
- EPC - D (55)

**£1,950 Per Calendar Month**



# Cuxton Road, , Rochester, Kent, ME2 2NJ

## DESCRIPTION

HUNTERS ARE PLEASED TO OFFER FOR LET THIS ABSOLUTELY AMAZING, BRIGHT, SPACIOUS AND WELL PRESENTED, FULLY LOADED, THREE BEDROOMS, SEMI-DETACHED BUNGALOW WITH AMAZING VIEWS OF BOTH ROCHESTER CATHEDRAL AND ROCHESTER CASTLE AND THE SURROUNDING LANDSCAPE THAT HAS TO BE SEEN TO BE FULLY APPRECIATED.

Three large, double bedrooms, one with en suite facilities plus a further shower room to service the other bedrooms and any visiting guests (two bedrooms with substantial built-in wardrobes). A, high specification kitchen incorporating a large central island housing a range style cooker, open plan to both the dining and living areas (a spectacular indoor BBQ/grill to the dining area). Both bathrooms are set to a high standard incorporating wet room showers plus an oval bath to the en-suite. Double doors from the open plan living rooms open out onto a modern decked area, with far reaching views, that has steps down on to the grassed, garden area.

Remodelled and extended by the Landlords, who have re-apportioned the accommodation (to a very high standard), to suit any prospective tenants needs and incorporated all Smart capabilities such as lighting with wireless switches, heating, and air conditioning.

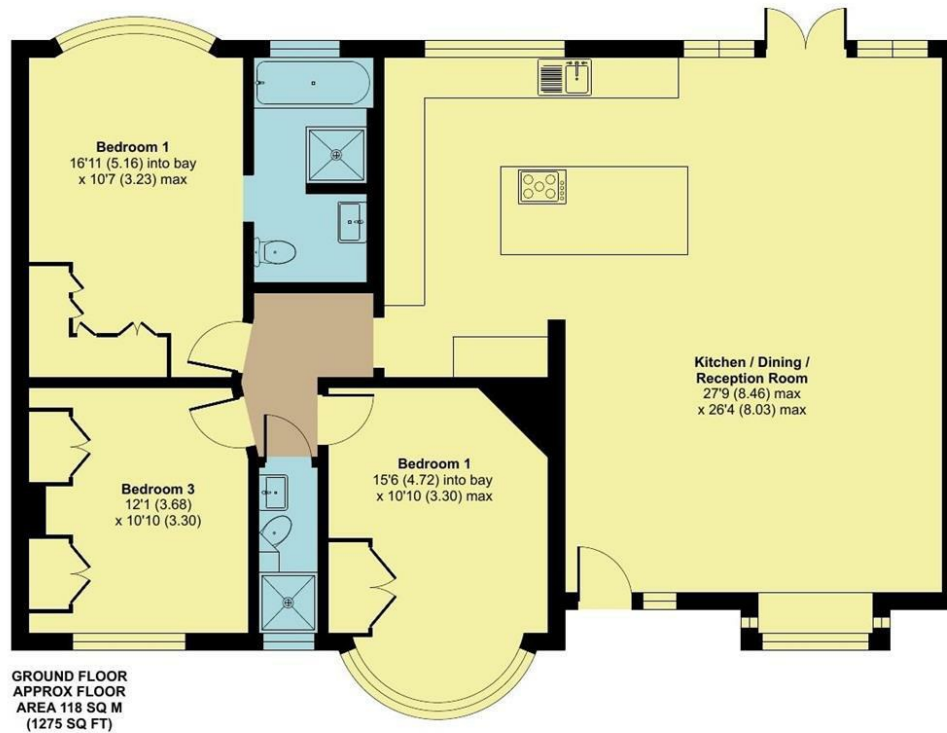




# Cuxton Road, Rochester, ME2

Approximate Area = 1275 sq ft / 118 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Hunters Property Group. REF: 891702

## Viewings

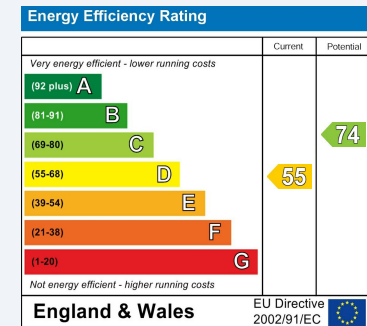
Please contact [folkestone@hunters.com](mailto:folkestone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



93-95 Sandgate Road, Folkestone, CT20 2BQ  
Tel: 01303 210335 Email: [folkestone@hunters.com](mailto:folkestone@hunters.com) <https://www.hunters.com>

