



# 309 The Tideway

Rochester ME1 3PN

**Guide Price £290,000**

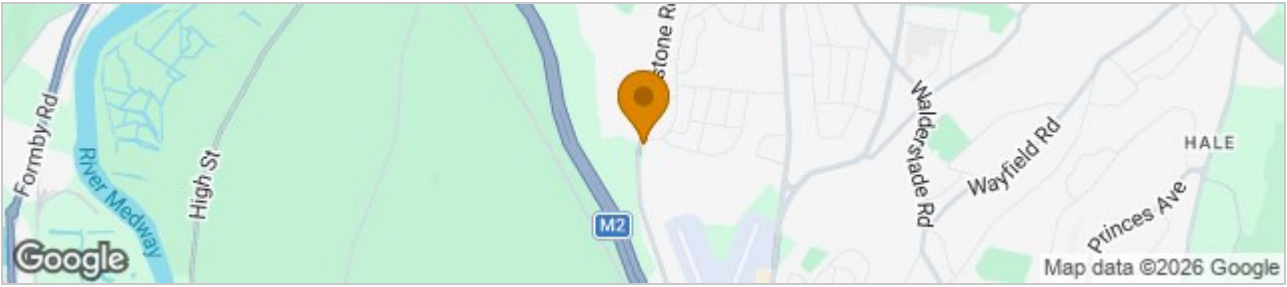


GUIDE PRICE £290,000 - £300,000

Nestled in the charming area of The Tideway, Rochester, this delightful end-terrace house offers a perfect blend of comfort and convenience. Boasting two spacious double bedrooms, this property is ideal for families or professionals seeking a peaceful retreat with ample living space. Upon entering, you are welcomed by a bright entrance hall that leads to a generous lounge, perfect for relaxation or entertaining guests. The kitchen breakfast room is a highlight, providing a warm and inviting space for family meals and gatherings. The first floor features two well-proportioned double bedrooms, ensuring plenty of room for rest and privacy, alongside a family bathroom that caters to all your needs. Externally, the property is complemented by large front and rear gardens, offering a wonderful outdoor space for children to play, gardening enthusiasts, or simply enjoying the fresh air. The rear garden is particularly spacious, providing a tranquil setting for summer barbecues or quiet evenings under the stars. Conveniently located, this home is close to a variety of amenities, including schools for all ages, notably the esteemed boys' and girls' grammar schools. Additionally, with easy access to the M2 motorway, commuting to nearby towns and cities is a breeze. This property falls under council tax band B and has an EPC rating of C, making it an attractive option for those looking for a well-rounded home in a desirable location. Don't miss the opportunity to make this lovely house your new home.



## Area Map



## Floor Plans

**Ground Floor**

**Floor 1**

**Approximate total area<sup>m</sup>**  
634 ft<sup>2</sup>  
59.1 m<sup>2</sup>

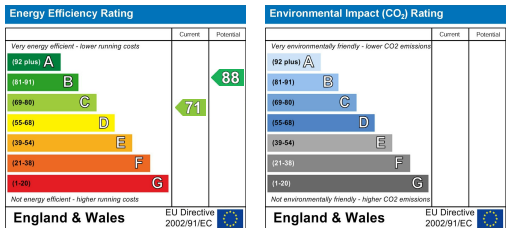
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

## Energy Efficiency Graph



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