



Catherine Street | | Rochester | ME1 2HL

Guide price £250,000



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GUIDE PRICE £250,000 - £275,000

Nestled in the charming area of Catherine Street, Rochester, this delightful three-bedroom house presents an excellent opportunity for both first-time buyers and savvy investors. The property is offered chain-free, allowing for a smooth and efficient purchase process.

As you step inside, you will be greeted by a warm and inviting atmosphere, enhanced by the original features that have been lovingly preserved throughout the home. These characterful elements add a unique charm, making it a truly special place to live. The house has been well maintained, ensuring that it is ready for you to move in without the need for immediate renovations.

The spacious layout provides ample room for comfortable living, with three well-proportioned bedrooms

- 3 Separate Bedrooms
- Chain free
- Original period features
- Well maintained house
- Ideal for first-time buyers
- Perfect for investors
- Located on Catherine Street
- Close to local amenities
- Easy access to transport links
- Viewing highly recommended

### Living Room

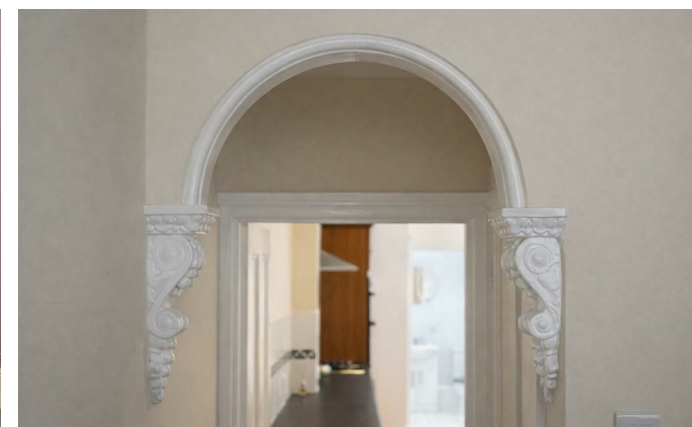
12'10" x 12'6" (3.90m x 3.80m)

This welcoming living room is a bright and inviting space measuring 3.90 by 3.80 metres. It features a charming traditional fireplace with decorative tile surrounds, adding character and warmth. The large front-facing bay window allows plenty of natural light to fill the room, creating a comfortable atmosphere for relaxing or entertaining.

### Sitting/Dining Room

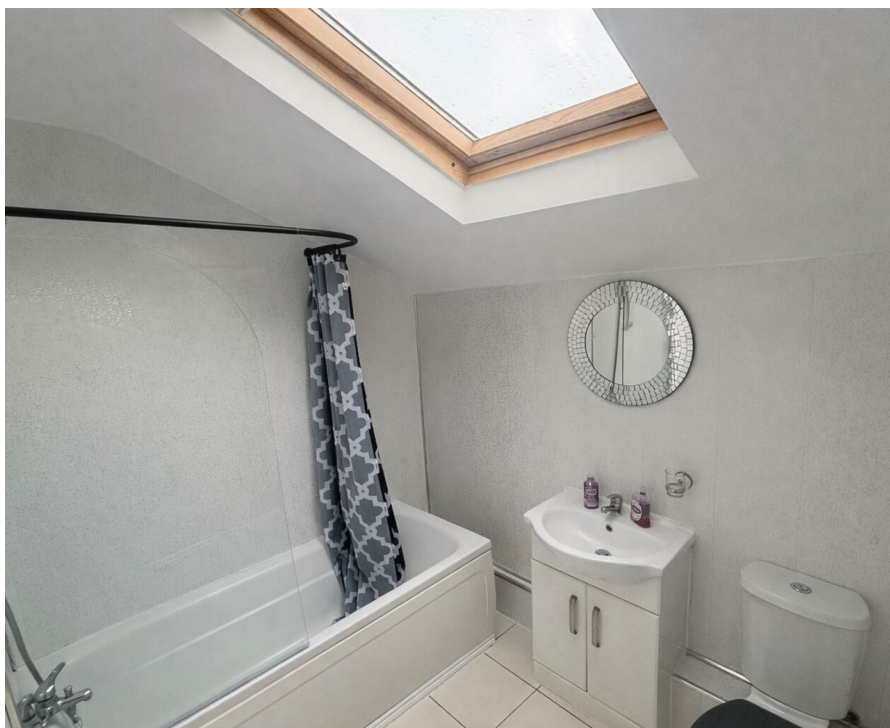
12'10" x 9'7" (3.90m x 2.93m)

Adjoining the living room is the sitting/dining room, a versatile space measuring 3.90 by 2.93 metres. It has neutral décor with a wood-effect floor and a door leading outside, offering easy access to the garden. The room is ideal for dining or a secondary sitting area, with stairs rising to the first floor.



Offered to the market with no onward chain, this well-presented three bedroom mid-terraced home represents an excellent opportunity for first-time buyers, families, and investors alike. Ideally positioned within walking distance of Rochester High Street and Rochester railway station, the property enjoys a highly convenient location within one of Kent's most historic towns.

Rochester is celebrated for its Norman castle, 7th-century cathedral and strong literary connections to Charles Dickens.



### **Kitchen**

11'10" x 9'2" (3.60m x 2.80m)

The kitchen measures 3.60 by 2.80 metres and is fitted with traditional wood cabinetry and dark work surfaces. It benefits from a large window overlooking the garden, providing natural light. The kitchen layout offers ample preparation space and leads through to the bathroom at the rear.

### **Bathroom**

9'2" x 6'8" (2.80m x 2.03m)

The bathroom is positioned at the rear of the property and measures 2.80 by 2.03 metres. It has a modern white suite including a bathtub with a shower over, a vanity unit wash basin, and a toilet. A large skylight floods the room with natural light, enhancing the clean, fresh feel.

### **Hall**

At the top of the stairs, a bright landing hall provides access to three bedrooms. The hallway is neutrally decorated and carpeted, creating a calm space connecting the rooms.

### **Bedroom 1**

12'10" x 12'6" (3.90m x 3.80m)

The largest bedroom measures 3.90 by 3.80 metres and offers a spacious double room with a traditional fireplace as a charming focal point. The room is neutrally decorated with carpet underfoot and a large front-facing window.

### **Bedroom 2**

11'10" x 9'2" (3.60m x 2.80m)

Bedroom two is a comfortable double room measuring 3.60 by 2.80 metres. It features a large window to the front and benefits from a neutral décor, providing a bright and peaceful setting.

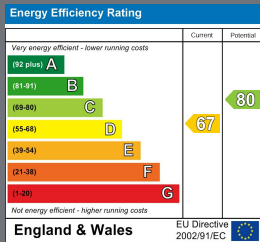
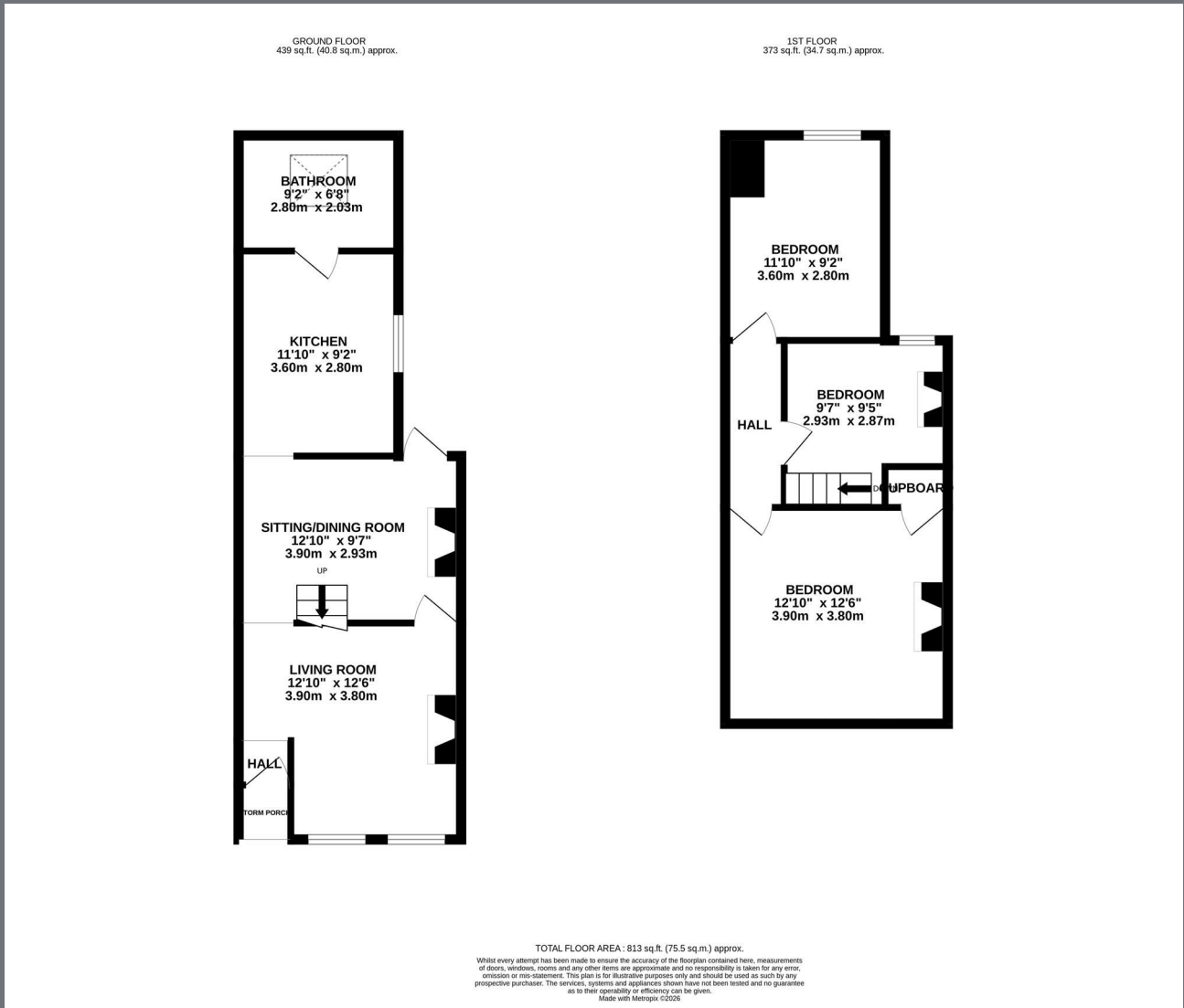
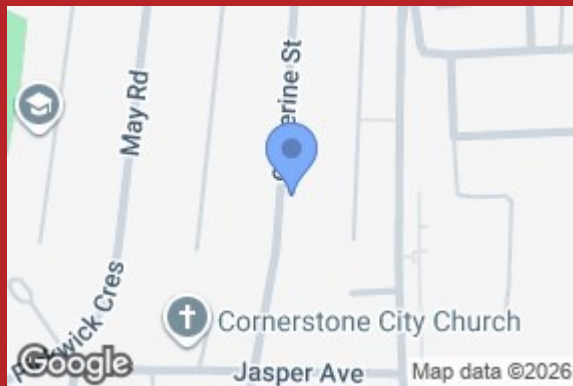
### **Bedroom 3**

9'7" x 9'5" (2.93m x 2.87m)

The third bedroom measures 2.93 by 2.87 metres and offers a cosy space with a rear-facing window. It is neutrally decorated and carpeted, ideal as a single bedroom or home office.

### **Rear Garden**

The rear garden provides a low-maintenance outdoor space featuring a paved patio area, an artificial lawn, and fencing for privacy. It is perfect for relaxing or entertaining and has access to the rear of the property.



2B Crow Lane  
Rochester  
Kent  
ME1 1RF  
01634 829080

admin@machin-lane.co.uk  
<https://www.machin-lane.co.uk/>