



Offers In Excess Of £240,000

Cecil Road, Rochester

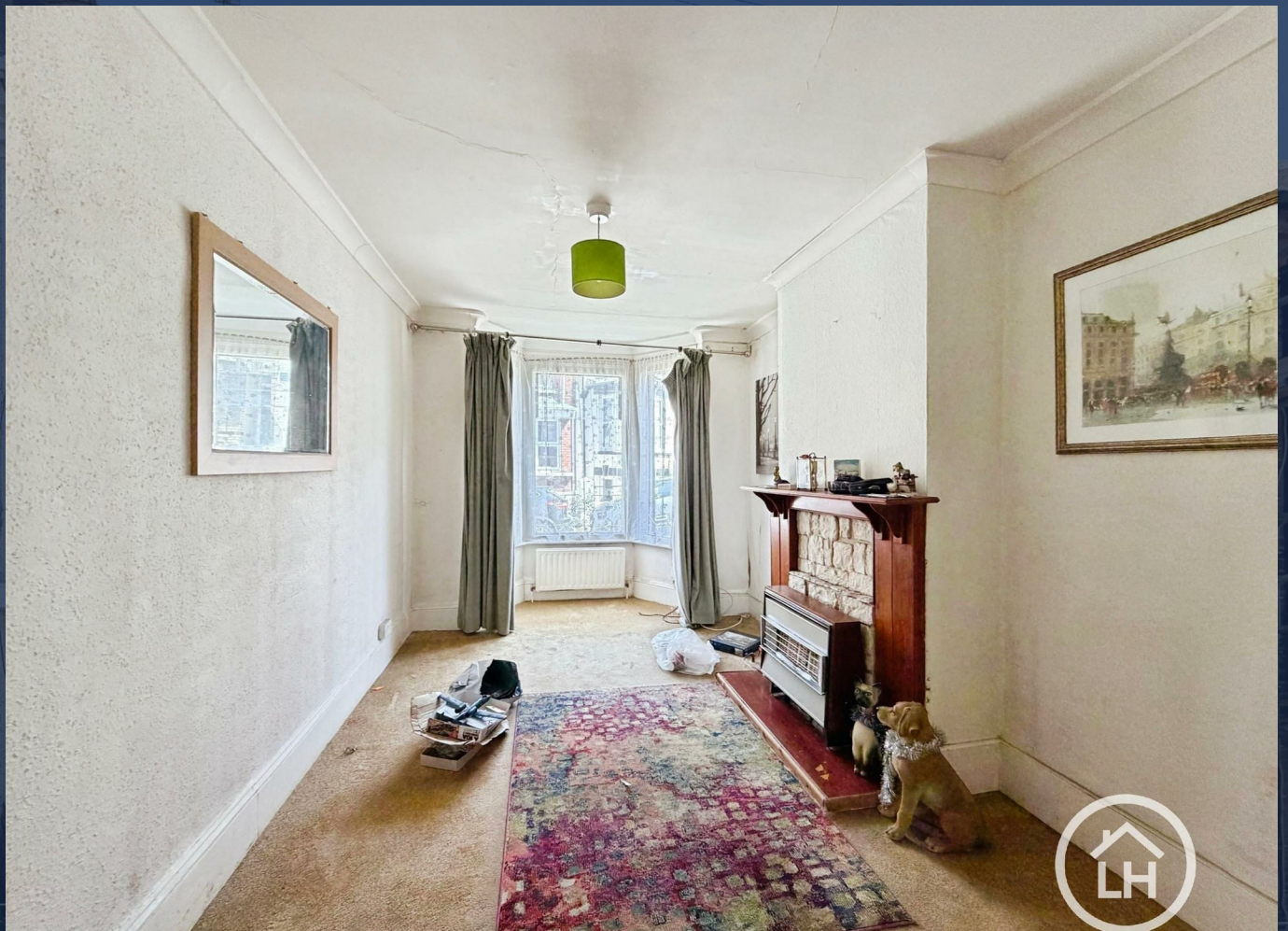


Summary of Cecil Road

LambornHill Estate Agents are pleased to present this three-bedroom terraced home, ideally positioned within walking distance of Rochester's vibrant High Street and mainline railway station. Offering generous accommodation and plenty of potential, this property presents an excellent opportunity for first-time buyers looking to create their ideal home, or investors seeking a well-located addition to their portfolio.

Key Features

- Three Bedroom Terrace
- Large Lounge/Diner
- Walking Distance To Rochester High Street
- Three Double Bedrooms
- Bay Fronted
- No Chain
- Useful Cellar
- In Need Of Modernisation
- EPC Rating - TBC
- Council Tax Band - B



Property Overview

The property offers well-proportioned living accommodation throughout, with a spacious lounge providing the perfect place to relax, complemented by a separate dining area ideal for family meals or entertaining. The kitchen is positioned to the rear of the property and offers scope for modernisation and redesign, allowing the next owner to tailor the space to their own tastes and requirements.

Upstairs, there are three good-sized bedrooms together with a family bathroom, providing comfortable accommodation for families, professional couples or tenants alike.

While the property would benefit from updating throughout, it offers an excellent blank canvas with huge potential to add value. Whether you're looking to renovate your first home or undertake an investment project, this is a property where your vision can truly come to life.

Externally, the property benefits from a private rear garden, providing an ideal outdoor space for relaxing, gardening or entertaining during the warmer months.

Situated in a highly convenient location close to Rochester High Street, excellent local amenities, well-regarded schools and the mainline station with high-speed rail services to London, this property combines location, potential and value in equal measure.

About The Area

Cecil Road enjoys a highly convenient position just a short walk from the heart of historic Rochester, making it an excellent choice for commuters, first-time buyers and investors alike. Combining period charm with modern convenience, the area offers an enviable lifestyle with a wealth of amenities right on the doorstep.

Rochester High Street is within easy walking distance and is renowned for its independent cafés, restaurants, traditional pubs and boutique shops. Steeped in history, the town is home to Rochester Castle and the iconic Rochester Cathedral, while regular markets and annual festivals create a vibrant community atmosphere throughout the year.

For commuters, Rochester railway station is only a short stroll away, offering high-speed services to London St Pancras in around 35 minutes, alongside direct links to Stratford, Canterbury and the Kent coast. Excellent road connections via the A2, M2 and M20 also make travelling throughout Kent and beyond straightforward.

Families are well catered for with a range of respected primary and secondary schools nearby, while the area also benefits from excellent leisure facilities, riverside walks along the River Medway and nearby parks. Bluewater Shopping Centre and Medway Valley Leisure Park are both within easy driving distance, providing extensive shopping, dining and entertainment options.

Offering a superb combination of history, connectivity and everyday convenience, Cecil Road is perfectly placed for those looking to enjoy everything Rochester has to offer while remaining exceptionally well connected for work and leisure.

Entrance Porch

Lounge/Diner

8.56m x 2.95m (28'01 x 9'8)

Kitchen

4.62m x 2.18m (15'2 x 7'2)

Bedroom One

3.84m x 3.78m (12'7 x 12'5)

Bedroom Two

3.66m x 2.31m (12'58 x 7'7)

Bedroom Three

3.35m x 2.36m (11'79 x 7'9)

Bathroom

2.62m x 2.16m (8'7 x 7'1)

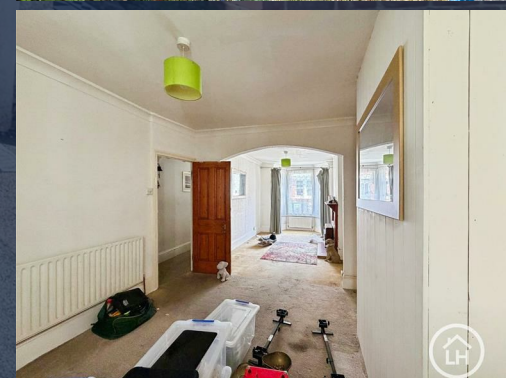
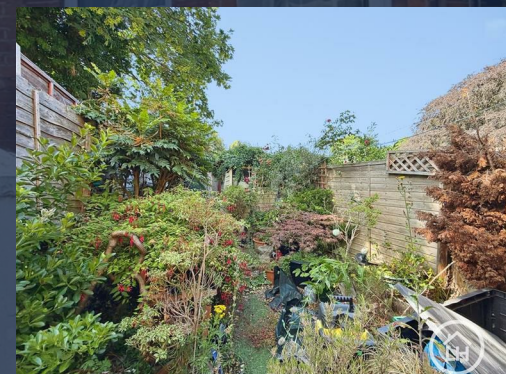
Cellar

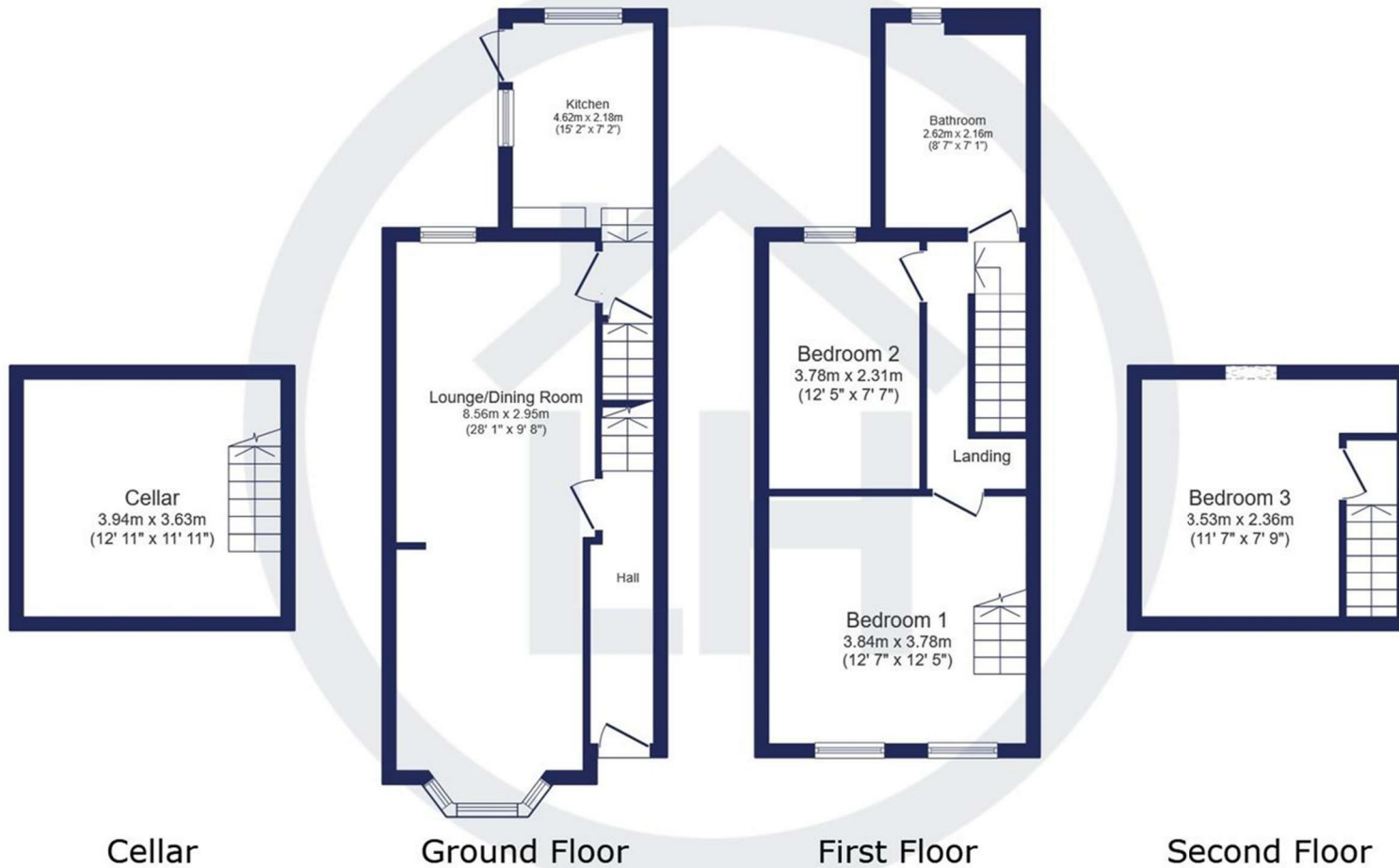
About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

- Lets Keep It Local, Lets Keep It LambornHill!



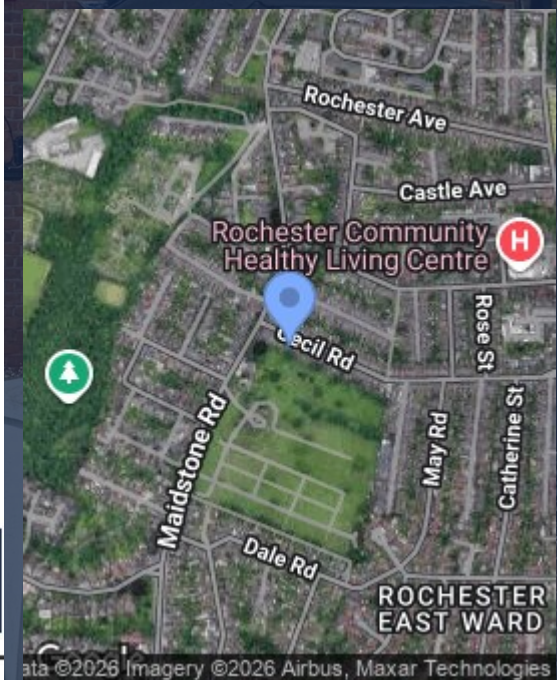


Total floor area: 105.2 sq.m. (1,133 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		44	
England & Wales		EU Directive 2002/91/EC	



LambornHill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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