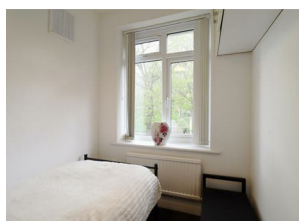


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1465 sq.ft. (136.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given. Made with Metropix 12/2016.

NORTHCOTE ROAD
 ROCHESTER ME2 2DH
 Guide price £375,000



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Guide Price £375,000 - £400,000

Situated on the ever-popular Northcote Road, this well-proportioned semi-detached home offers a fantastic opportunity for families, first-time buyers, or investors alike. Positioned directly facing Northcote Recreation Ground, the property enjoys pleasant open views and a green outlook, adding to its overall appeal.

Presented in reasonable condition throughout, the home provides comfortable living space with plenty of scope to personalise and add value over time.

The ground floor features a bright and spacious lounge to the front, leading through to a separate dining area and a fitted kitchen to the rear. A conservatory extends the living space further, creating an ideal spot for relaxing or entertaining while enjoying views of the garden. There is also a convenient ground floor WC and access to a useful lean-to/side area. Upstairs, the property offers three bedrooms and a family bathroom, all arranged around a central landing. The layout is practical and well-suited to modern family living.

Externally, the home benefits from a rear garden and a substantial outbuilding, perfect for storage, a workshop, or potential home office use. Northcote Road is ideally positioned for access to a range of local amenities. Nearby, you'll find a selection of shops, supermarkets, and everyday conveniences, as well as cafes and takeaways.

For commuters, the property is well-served by transport links. Strood Railway Station is within easy reach, offering high-speed services to London, while excellent road connections via the A2 and M2 provide straightforward access to surrounding towns and motorway networks.

Families will appreciate the choice of well-regarded local schools in the area, including primary and secondary options, making this an attractive location for those with children.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

NORTHCOTE ROAD

ROCHESTER ME2 2DH

- Three Bed Semi-detached House
- Overlooking Northcote Recreation Ground
- Ground Floor WC
- Generous Outbuilding
- Good Transport Links, Schools, and Amenities
- Driveway For 1 Car
- EPC tbc
- Council Tax Band C
- Great Family Home

