

Connells

Delce Road
Rochester

Delce Road
Rochester ME1 2EP

for sale
£325,000







Property Description

The property has been well cared for by the previous owner and benefits from a fresh feel, with new carpets recently fitted throughout, creating a welcoming and well-presented home. The accommodation provides three bedrooms, offering flexibility for families, couples or those looking for additional space to work from home.

One of the property's key advantages is the excellent parking provision, which includes a garage en bloc together with gated parking to the rear, providing one allocated parking space. This combination offers valuable additional storage and convenient off-road parking.

The location is another major attraction, being within the popular Rochester area, which is well regarded for its historic character, local amenities and range of shops, restaurants and leisure facilities. Rochester also benefits from convenient transport connections, making it an appealing choice for commuters and those looking to enjoy everything the surrounding area has to offer.

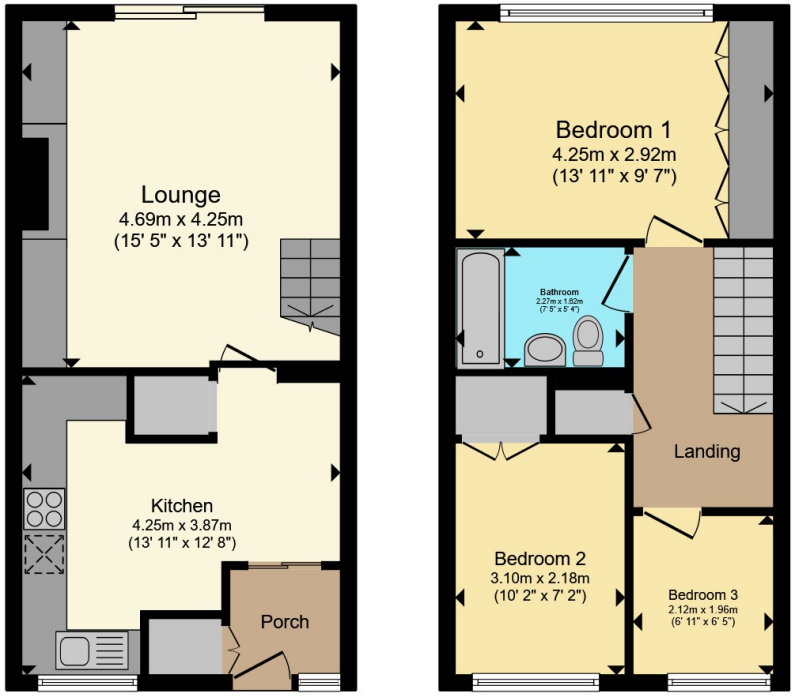
Having been maintained to a good standard throughout and benefiting from newly fitted carpets, this property would make an ideal purchase for first-time buyers, growing families or those looking to move to a desirable Rochester location.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor **First Floor**





Total floor area 74.1 m² (798 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

Connells

To view this property please contact Connells on

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21 High Street
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EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RAL104316

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.