



Cedar Road | | Rochester | ME2 2JN

Offers in the region of £345,000



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Offered for sale with ****no onward chain****, this spacious three-bedroom semi-detached home on Cedar Road, Strood, is an excellent opportunity for first-time buyers, families and property investors.

The ground floor features an impressive lounge measuring approximately 17'1" x 14'7", providing plenty of space for both relaxing and dining. The well-proportioned kitchen offers generous storage and worktop space, while the bright conservatory overlooks the rear garden and provides a versatile additional reception area. A ground-floor bathroom completes this level.

Upstairs are three bedrooms, including a particularly generous principal bedroom measuring approximately 17'1" x 9'10". A separate first-floor shower room adds further practicality, making the layout well suited to families, sharers or the rental market.

- CHAIN FREE
- CLOSE TO SCHOOLS AND TRANSPORT LINKS
- ATTENTION FIRST TIME BUYERS & INVESTORS
- GARAGE
- OFF STREET PARKING

Lounge

17' 1" x 14' 7" (5.20m x 4.45m)

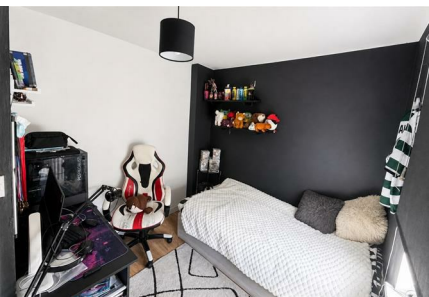
The lounge is a spacious, welcoming room measuring 5.20 by 4.45 metres, featuring a rustic fireplace with a wooden mantel that adds character. It benefits from natural light through a front-facing window and opens into the dining area, creating a pleasant flow for family living and entertaining.

Kitchen

10' 10" x 9' 6" (3.30m x 2.90m)

The kitchen is well arranged with classic wooden cabinets and a tiled splashback incorporating a mix of colours, creating a warm and practical space. It features a double sink and a gas hob with an extractor hood above. A bay window allows light to flood in, enhancing the welcoming feel.





Conservatory

10' 6" x 5' 11" (3.20m x 1.80m)

The conservatory offers a cosy spot for relaxing or enjoying the garden views. Measuring 3.20 by 1.80 metres, it provides a light-filled extension to the living space with access to the garden, ideal for casual seating or plants.

Bedroom 1

17' 1" x 9' 10" (5.20m x 3.00m)

Bedroom 1 is a generous main bedroom measuring 5.20 by 3.00 metres. It features a bay window that fills the room with natural light and provides space for bedside tables or a small seating area. Neutral décor and wooden flooring create a calm and restful atmosphere.

Bedroom 2

9' 6" x 8' 10" (2.90m x 2.70m)

Bedroom 2 is a comfortable double room measuring 2.90 by 2.70 metres. It includes a window looking out to the side and ample space to accommodate a bed and storage furniture, with light walls and wooden floors enhancing the airy feel.

Bedroom 3

10' 4" x 7' 10" (3.14m x 2.40m)

Bedroom 3 is a smaller bedroom measuring 3.14 by 2.40 metres, ideal as a child's room or study. It benefits from a window for natural light and a simple décor scheme, making it a versatile space.

Bathroom

8' 8" x 5' 5" (2.65m x 1.65m)

The bathroom features a white suite with a corner bath adorned with blue and white tiling around the base and walls, a basin set in a vanity unit, and a WC. A frosted window provides light while maintaining privacy.

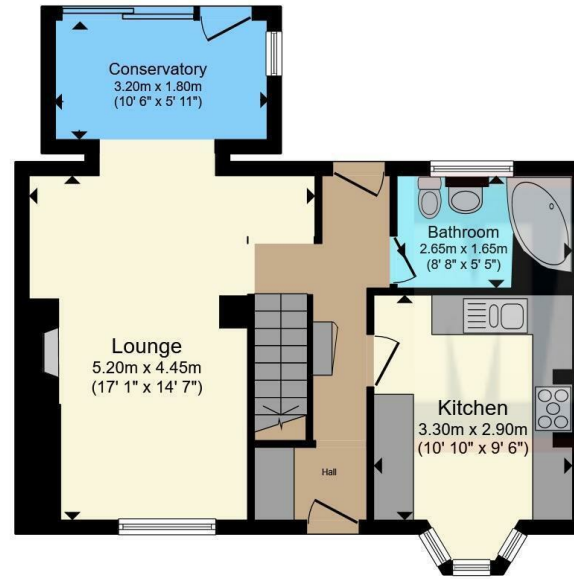
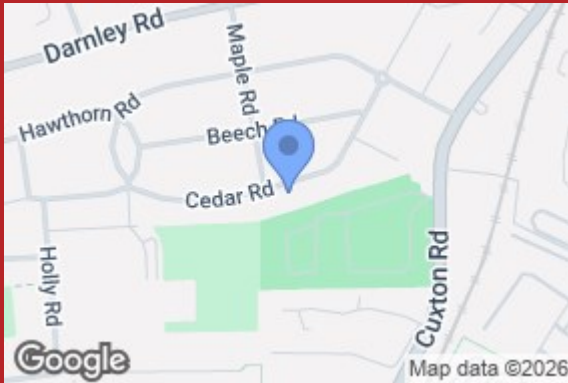
Shower Room

6' 3" x 4' 9" (1.90m x 1.45m)

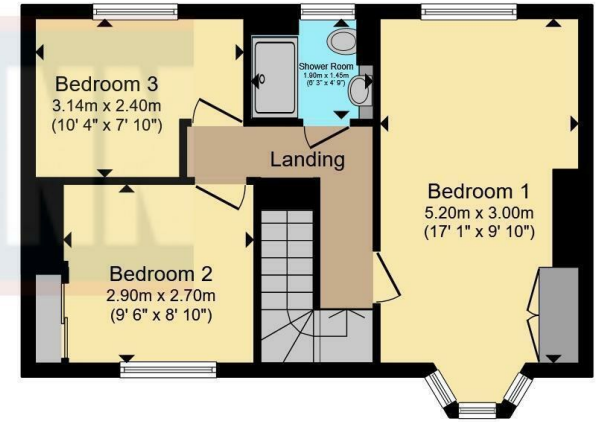
The shower room is a compact, neatly presented space with a walk-in shower, WC, and a small window that brightens the room while ensuring privacy. It is functional and well-maintained.

Rear Garden

The rear garden is a charming and mature outdoor space with a mixture of lawn and paved pathways. It is bordered by shrubs and trees, including a prominent tree providing shade. There is a paved patio area with seating, ideal for outdoor dining or relaxing. The garden also includes a quaint brick-built summerhouse with a turret-style design and several garden sheds, offering useful storage and characterful features.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	62
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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