



City Way | | Rochester | ME1 2BB

Guide price £460,000



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Situated on ever-popular City Way, Rochester, this attractive 1930s end-terrace home offers generous living space (approx. 1,184 sq ft), excellent parking and a superb garden studio – ideal for modern family life and home working.

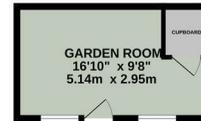
The property opens via a welcoming hallway leading to two well-proportioned reception rooms. The bay-fronted living room provides a bright and comfortable space, while the separate dining room flows through to a conservatory, creating an excellent entertaining area with views over the rear garden. The kitchen is fitted with a range of units and is offered with integrated cooker plus fridge freezer, washer dryer and

- GUIDE PRICE £460,000 - £480,000
- 1 modern bathroom
- End terrace house
- Private Rear Garden
- Close to motorway access
- 3 spacious bedrooms
- 2 reception rooms
- Garden Room Studio
- East facing for morning sun
- Viewing recommended

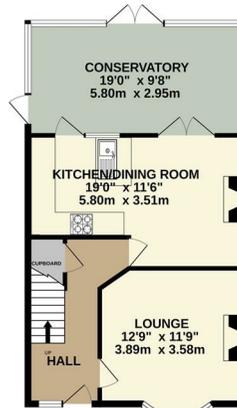
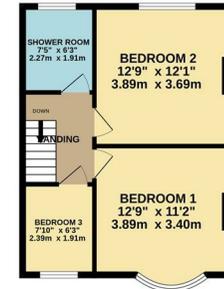
- Hall**
- Lounge**  
12'9" x 11'9" (3.89m x 3.58m)
- Kitchen/Dining Room**  
19'0" x 11'6" (5.80m x 3.51m)
- Conservatory**  
19'0" x 9'8" (5.80m x 2.95m)
- Landing**
- Bedroom 1**  
12'9" x 11'2" (3.89m x 3.40m)
- Bedroom 2**  
12'9" x 12'1" (3.89m x 3.69m)
- Bedroom 3**  
7'10" x 6'3" (2.39m x 1.91m)
- Shower Room**  
7'5" x 6'3" (2.27m x 1.91m)
- Rear Garden**
- Garden Room**  
16'10" x 9'8" (5.14m x 2.95m)



GROUND FLOOR  
782 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA - 1221 sq.ft. (113.4 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 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 operability or efficiency can be given.  
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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	80

2B Crow Lane  
 Rochester  
 Kent  
 ME1 1RF  
 01634 829080

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