ME1 Location; Dorrit Way, Rochester

3 Bedroom, 1 Bathroom, House

£325,000

MARTIN&CO

- NO CHAIN
- GARAGE
- SHARED DRIVE
- EXTENSION TO REAR
- FITTED WARDROBES IN MAIN BEDROOM
- GREAT SIZE GARDEN
- LOUNGE FULL OF NATURAL LIGHT
- SIDE ACCESS
- ROCHESTER ME1 - Key Location
- PRIMARY AND SECONDARY SCHOOLS WITHIN WALKING DISTANCE

Pleased to present this three-bedroom end of terrace house for sale in Rochester being sold with NO CHAIN, and conveniently positioned for local amenities, transport links, primary schools and grammar schools both within walking distance.

The ground floor offers two reception rooms, providing separate spaces for living and dining. Sliding patio doors from the rear reception open directly onto the garden, enhancing the connection between inside and outside. The kitchen is a superb size, with an enormous amount of storage. The main bedroom features fitted wardrobes, plus plentiful storage throughout the house. Outside, the property benefits from a good size garden, side access, a shared drive and a single garage.

Rochester's historic High Street is within easy reach, offering a selection of shops, cafés, pubs and restaurants, along with the renowned Rochester Castle and Cathedral. The area is served by several local parks and riverside walks along the Medway, providing open green spaces and leisure opportunities. On top of that, Rochester Train Station is just a few minutes drive away.

The property has an EPC rating of D and falls within Council Tax band C. This three-bedroom end of terrace house for sale in Rochester presents a well-laid-out home with useful outdoor space and practical parking arrangements.
Broadband data:
Mobile Data: EE, Three, Vodafone and O2 available
Flooding Risks: Standard, Superfast and Ultrafast available

Energy Efficiency Rating

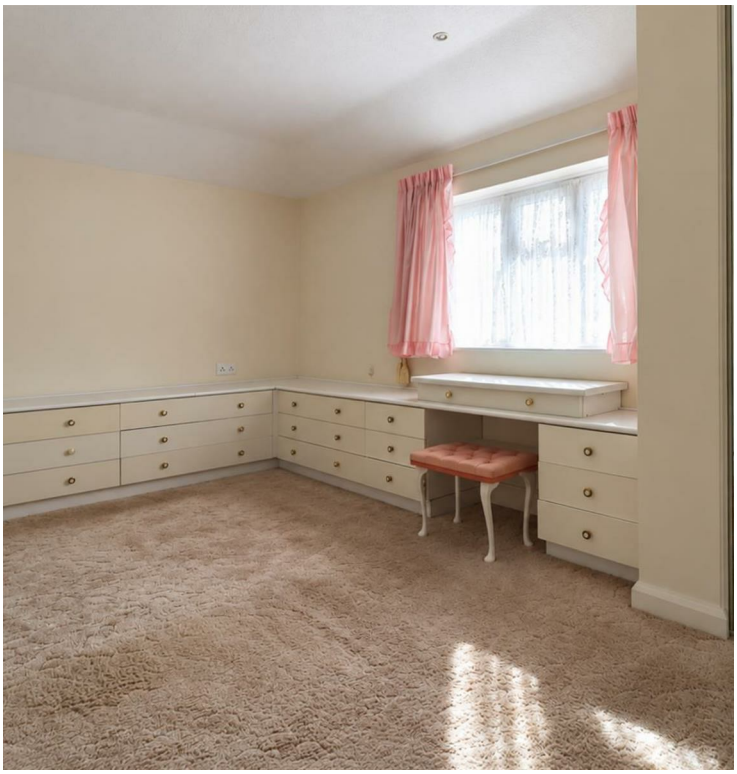
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC



Ground Floor
472 sq.ft. (43.9 sq.m.) approx.

1st Floor
333 sq.ft. (31.0 sq.m.) approx.

Ground Floor

TOTAL FLOOR AREA : 806 sq.ft. (74.9 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 operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or ?t for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.