

15 Fennel Close

Rochester ME1 1LW

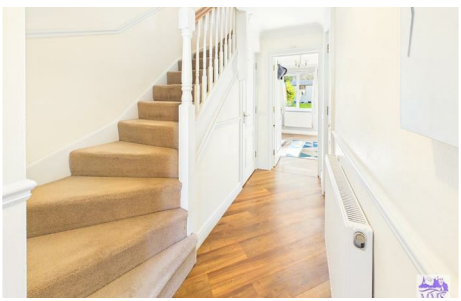
Offers Around £450,000

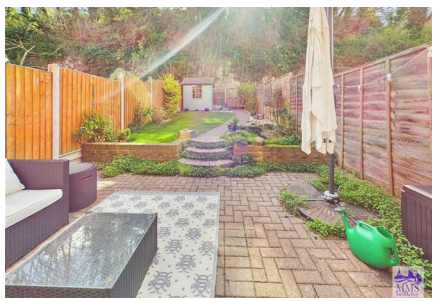
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Here in the desirable Fennel Close, Rochester, this stunning mid-terrace townhouse offers a perfect blend of modern living and convenience. Built in 1999, this property spans an impressive amount of square feet and is arranged over three well-designed floors, providing a versatile layout that can easily adapt to your lifestyle needs. Upon entering, you are greeted by a welcoming entrance hall that leads to a cloakroom and a flexible space that can serve as either a bedroom or a reception room, perfect for entertaining guests or enjoying quiet evenings. The utility room and garage add to the practicality of this home, ensuring ample storage and convenience. The first floor boasts a contemporary kitchen breakfast room, ideal for casual dining, and boasts a Juliette balcony to front alongside a spacious lounge diner that invites relaxation and social gatherings. Ascending to the second floor, you will find three comfortable bedrooms, including a master suite complete with an en suite bathroom, as well as a family bathroom to cater to the needs of the household. Outside, the property features a lovely rear garden, predominantly laid to lawn with a charming patio area, perfect for alfresco dining or enjoying the sunshine. The garden also benefits from rear access, enhancing the ease of movement. To the front, there is a block-paved driveway accommodating one car, alongside additional visitors' parking.

Situated just off the ever-popular Esplanade, this home is in a sought-after location with easy access to Rochester's vibrant high street and train station, making it an ideal choice for commuters and families alike. With a council tax band of E, this property presents an excellent opportunity for those seeking a modern, spacious home in a prime location. Freehold management charge of around £300 per year.



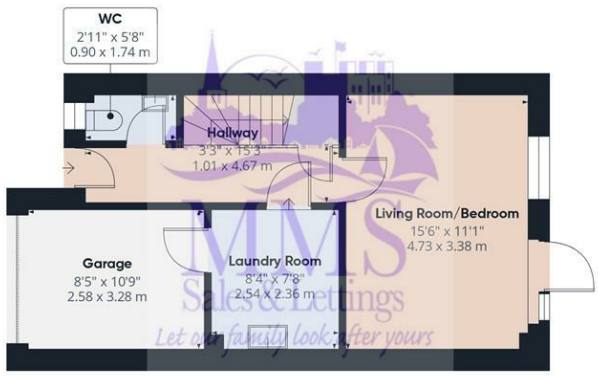




Area Map



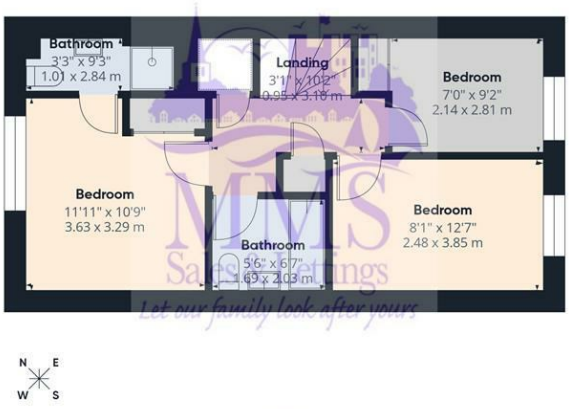
Floor Plans



Ground Floor



Floor 1



Floor 2

Approximate total area(1)

1299 ft²

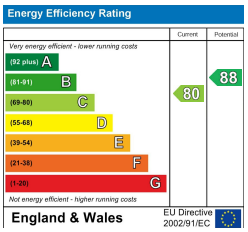
120.6 m²

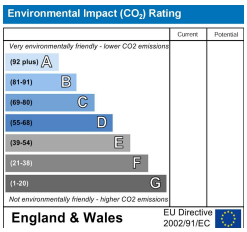
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No appliances or fittings have been tested by MMS. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property or items contained.

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