

SOLD BEFORE COMING TO MARKET

Qualified buyers ready & waiting



MACHIN LANE

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St. Margarets Street | | Rochester | ME1 1TU

Guide price £950,000



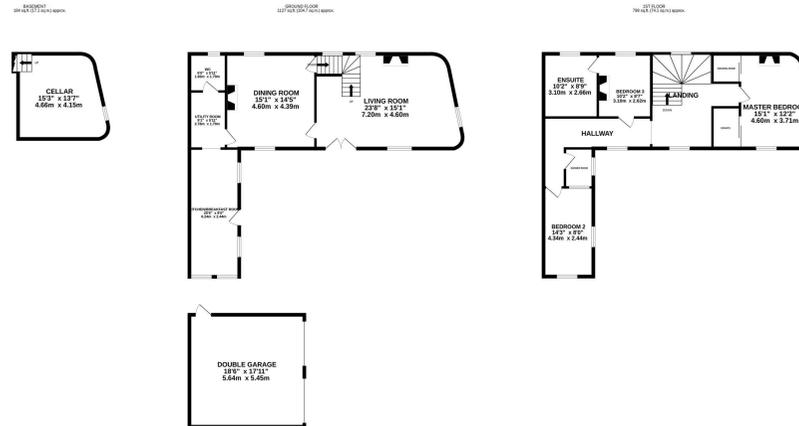
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 Rochester | ME1 1TU
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Nestled in the charming area of St. Margarets Street, Rochester, this exquisite detached house offers a delightful blend of historical character and modern convenience. Built in 1800, the property boasts a generous living space of 1,475 square feet, making it an ideal family home.

Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The well-appointed layout includes three comfortable bedrooms, providing ample space for relaxation and privacy. Each of the three bathrooms is thoughtfully designed, ensuring that convenience and comfort are at the forefront of daily living.

One of the standout features of this property is the generous parking provision, accommodating up to five

- 3 spacious bedrooms
- 2 reception rooms
- Built in 1800s
- Private rear garden
- Town centre location
- 3 modern bathrooms
- Detached house with history
- New plumbing and wiring
- Close to station
- Viewing recommended



TOTAL FLOOR AREA: 2109 sq ft (195.9 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other details 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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	

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