



Dan Thomas
— & Co. —



Gordon Road, Rochester, ME2 3HG
Rochester

Offers Over
£260,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Offered to the market with NO FORWARD CHAIN and thus available for a quick and convenient sale is this three bedroom, mid-terrace house – a fantastic option for first time buyers, investors, or young families.

Traditionally configured for a home of its era, the house (which has been rented until recently) features an entrance hall, with two reception rooms downstairs – split by stairs to the first floor, in the middle.

To the rear, there is a galley style kitchen which offers a side door to the garden. Beyond the kitchen, you will find the (only) bathroom, which includes shower-over-bath, toilet and wash/hand basin.

Upstairs, there are two spacious double bedrooms, one of which features a built-in cupboard, above the stairs. Bedroom three is a traditionally smaller single, accessible via bedroom two. For those with children, this would make an ideal cot room or nursery – or else, this could be a fantastic dressing room or home office.

Further benefits to the home include gas central heating, double glazing throughout and a loft space, for storage or conversion potential, subject to the necessary permissions. There are also further storage cupboards under the stairs, and to the corner of the third bedroom.

The house does retain some of its original features, with the chimney breasts still in tact and feature fireplaces in the sitting room, dining room and in both double bedrooms.

Externally, there is a low-maintenance, courtyard style front garden. This is block paved and a perfect space in which to store bikes or bins. To the rear, there is a West-facing rear garden. This features a slated bed (or seating area), and a section laid-to-lawn, split by a pathway that leads to a raised deck at the back.

The house is well located for the amenities of Strood and Rochester Town Centres. Within walking distance and via Bryant Road is Strood High Street, where there are superstores to include a Tesco, and Asda and an Aldi. The mainline train station is a short distance beyond the High Street, with this offering High Speed links to the capital.

For a wider selection of amenities to include restaurants, bars, cafes and charity shops, you'll find the historic Rochester High Street. A slightly longer walk, this is a popular option for those who socialise, as is the landmark Rochester Cathedral. Rochester Station is another option, which again offers the High Speed link to London.

Tenure: Freehold

Council Tax Band: B



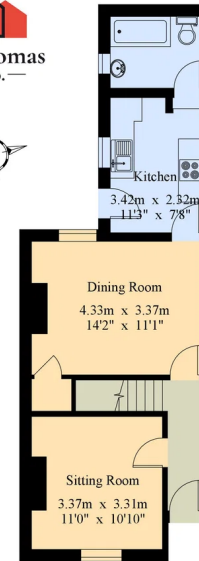








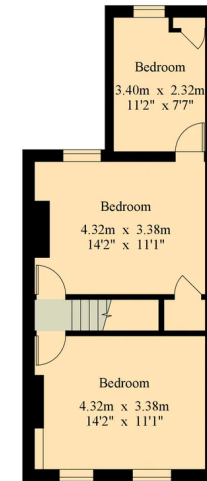
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Gordon Road

Gross Internal Area : 88.1 sq.m (948 sq.ft.)



First Floor



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