



**Ranscombe Close, Rochester**

**£110,000**

  
**MARTIN & CO**

# Ranscombe Close, Rochester

Flat

2 Bedrooms, 1 Bathroom

£110,000

- No Chain
- Prime location
- 2 great size bedrooms
- Family bathroom
- Large reception room
- Purpose-built in 1970
- 635 sq ft of space
- Close to local amenities
- Easy access to transport

Chain Free! Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000. We are delighted to present this well-appointed two-bedroom flat, sought-after location with excellent proximity to nearby schools. This property is in good condition and would make an ideal addition to any investor's portfolio.

Unique to this flat is the valuable benefit of off-road parking, an asset in such a desirable area. The property is conveniently situated within easy reach of reputable schools, making it an attractive proposition for investors looking to capitalise on the strong rental demand in the vicinity.

EPC: D, Council Tax: A, Broadband and Mobile data: Three, EE, O2 and Vodafone available. Standard and Superfast available with Openreach. Flooding Risks: Surface and water levels: Very Low

#### Auctioneers Additional Comments

Patkinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your



Kitchen  
9'10" x 7'3"

Lounge/Diner  
16'9" x 13'8"

Bedroom 1  
10'10" x 10'7"

Bathroom  
7'4" x 5'6"

Bedroom 2  
10'10" x 8'8"



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC 

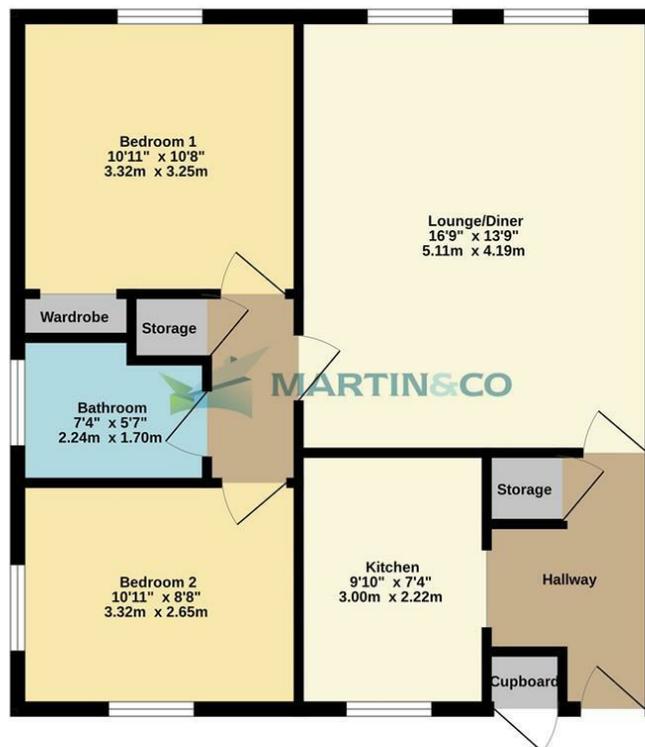
### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales** EU Directive 2002/91/EC 



Ground Floor  
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 sq.m.) approx.  
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Martin & Co Medway Lettings  
161 High Street, Rochester, Kent, ME1 1EH  
01634 838700 . medway@martinco.com

01634 838700  
<http://www.martinco.com>



**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 fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

