



Connells

Bill Street Road
Rochester

Bill Street Road
Rochester ME2 4QY

for sale
£270,000



Property Description

The ground floor comprises a welcoming living room and a spacious L-shaped kitchen/diner, providing the perfect space for everyday family life and entertaining. Upstairs, the property offers two well-proportioned bedrooms with a third bedroom accessed via the first bedroom, making it ideal as a nursery, dressing room, home office, or occasional guest bedroom.

The property has been well maintained throughout and is ready for its new owners to move straight into. Externally, the home benefits from the advantages of an end-of-terrace position and is conveniently located close to a range of local amenities, well-regarded schools and excellent transport links.

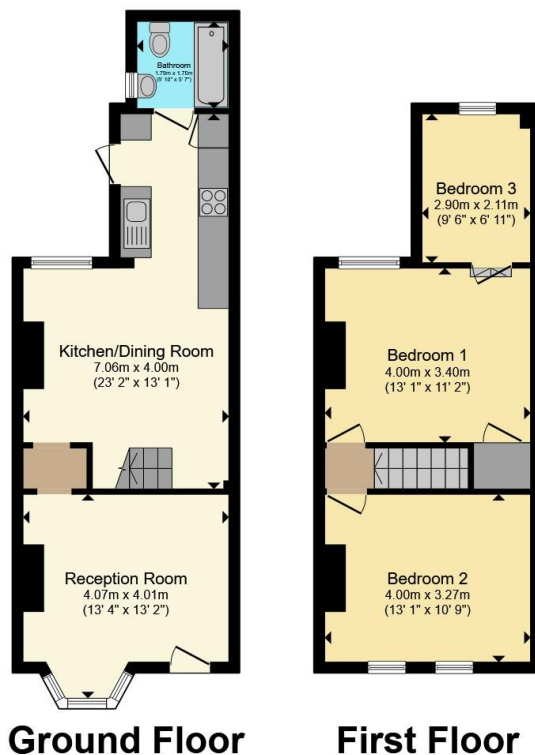
Early viewing is highly recommended to fully appreciate all this delightful home has to offer.



Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 78.1 m² (841 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

T 01634 233400
E rainham@connells.co.uk

21 High Street
 RAINHAM ME8 7HX

EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/RAL104055

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RAL104055 - 0003