



Catherine Street | | Rochester | ME1 2HL

Guide price £250,000



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GUIDE PRICE £250,000 - £275,000

Nestled in the charming area of Catherine Street, Rochester, this delightful three-bedroom house presents an excellent opportunity for both first-time buyers and savvy investors. The property is offered chain-free, allowing for a smooth and efficient purchase process.

As you step inside, you will be greeted by a warm and inviting atmosphere, enhanced by the original features that have been lovingly preserved throughout the home. These characterful elements add a unique charm, making it a truly special place to live. The house has been well maintained, ensuring that it is ready for you to move in without the need for immediate renovations.

- 3 Separate Bedrooms
- Original period features
- Ideal for first-time buyers
- Located on Catherine Street
- Easy access to transport links
- Chain free
- Well maintained house
- Perfect for investors
- Close to local amenities
- Viewing highly recommended

Living Room

12'10" x 12'6" (3.90m x 3.80m)

Sitting/Dining Room

12'10" x 9'7" (3.90m x 2.93m)

Kitchen

11'10" x 9'2" (3.60m x 2.80m)

Bathroom

9'2" x 6'8" (2.80m x 2.03m)

Hall

Bedroom 1

12'10" x 12'6" (3.90m x 3.80m)

Bedroom 2

11'10" x 9'2" (3.60m x 2.80m)

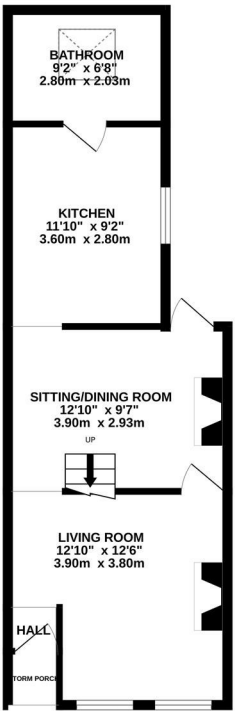
Bedroom 3

9'7" x 9'5" (2.93m x 2.87m)

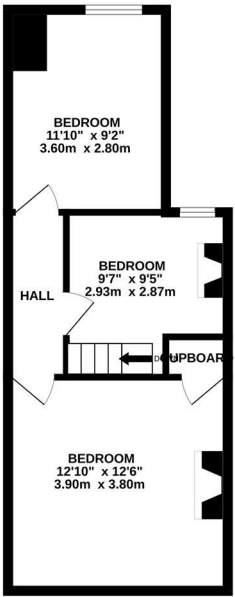
Rear Garden



GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 813 sq.ft. (75.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	80
England & Wales	EU Directive 2002/91/EC	

2B Crow Lane
Rochester
Kent
ME1 1RF
01634 829080

admin@machin-lane.co.uk

https://www.machin-lane.co.uk/