



## New Covenant Place

Rochester | ME1 1BA

# New Covenant Place , Rochester, ME1 1BA

Guide Price £400,000 - £425,000

Located just a short walk from both Rochester and Chatham High Streets, this well-presented terraced family home offers generous living space and excellent convenience for local amenities, schools, and transport links.

The ground floor features a spacious living area with direct access to a private rear garden—ideal for relaxing or entertaining. A sleek, modern fitted kitchen and a contemporary shower room add further practicality and comfort on this level.

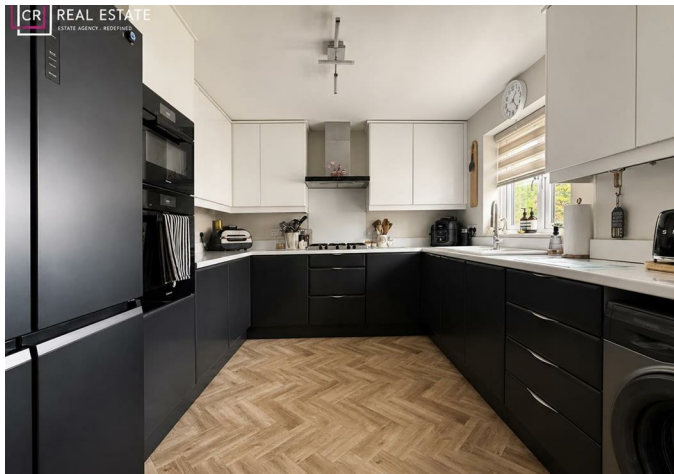
Upstairs, you'll find four well-proportioned double bedrooms and a separate family bathroom, providing ample space for growing families or those needing home office flexibility.

Externally, the property benefits from an enclosed rear garden.

This versatile home is perfect for families or investors alike, offering space, location, and convenience in one attractive package.



Guide Price £400,000



## Entrance Hall

## Kitchen

11'2 x 9'8 (3.40m x 2.95m)

## Living Room

20'2 x 18'3 (6.15m x 5.56m)

## Shower Room

8'8 x 2'8 (2.64m x 0.81m)

## Bedroom

12'11 x 11'4 (3.94m x 3.45m)

## Bedroom

10'10 x 9'3 (3.30m x 2.82m)

## Bedroom

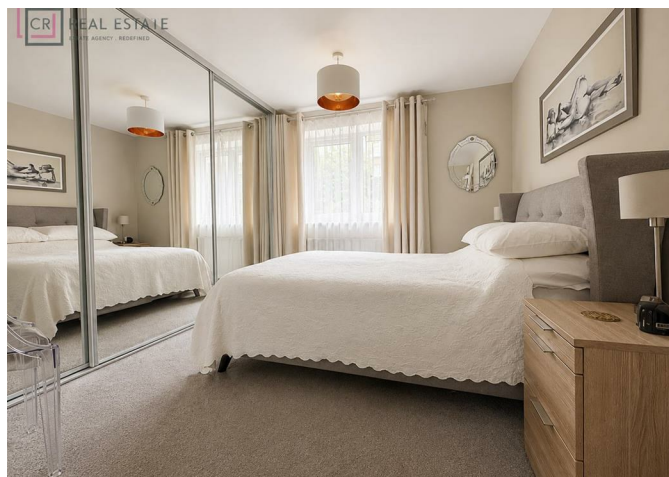
10'0 x 8'7 (3.05m x 2.62m)

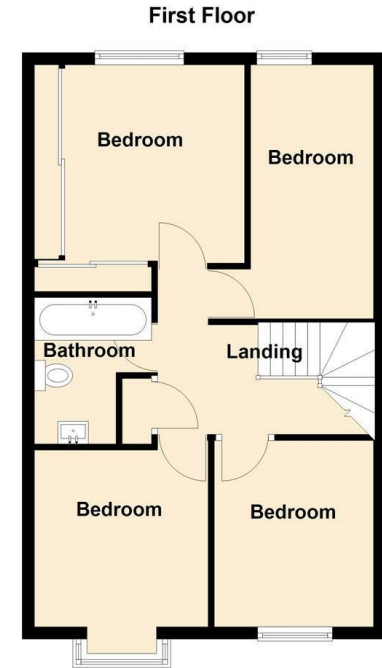
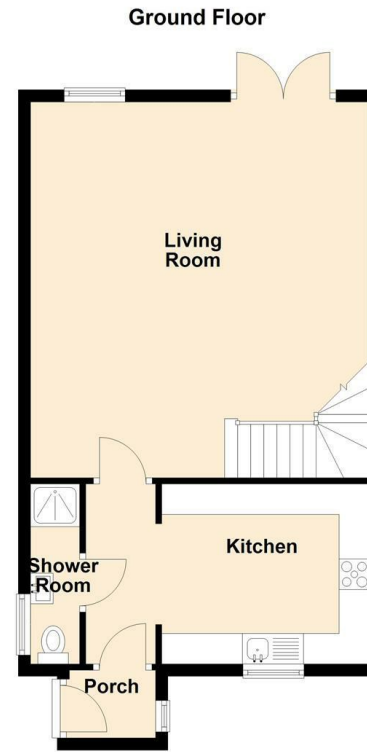
## Bedroom

13'8 x 6'7 (4.17m x 2.01m)

## Family Bathroom

8'9 x 6'4 (2.67m x 1.93m)





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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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 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 CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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