

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Welcome Home...
Maidstone Road, Rochester

Guide Price £285,000 - £300,000
FREEHOLD

Proudly welcomed to the market is this spacious and well-presented Two Bedroom Semi-Detached Family Home. Situated on a quiet residential cul-de-sac, the property is conveniently located within easy reach of Rochester Town Centre, a variety of local shops & amenities, reputable schools, and excellent transport connections via the A2. This is an ideal starter home and an opportunity not to be missed! EPC Rating TBC

FEATURES INCLUDE:

- | | |
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| <input checked="" type="checkbox"/> Two Bedroom Semi-Detached | <input checked="" type="checkbox"/> 1.5 Miles to Rochester Town |
| <input checked="" type="checkbox"/> Large Rear Garden | <input checked="" type="checkbox"/> Perfect Starter Home |
| <input checked="" type="checkbox"/> Downstairs Cloakroom | <input checked="" type="checkbox"/> Easy Access to A2 |

REF: 11575

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The accommodation comprises:

FRONT GARDEN The Front Garden provides a welcoming approach, featuring a well-kept lawn bordered by mature bushes, and a pathway leading to the entrance.

ENTRANCE HALL 4' 5" x 4' 5" (1.35m x 1.35m) Stepping through the double-glazed feature front door, the Entrance Hall comprises durable wood-laminate flooring, a wall-mounted radiator, a useful storage cupboard, and access to the downstairs cloakroom.

KITCHEN 12' 5" x 9' 5" (3.78m x 2.87m) The Kitchen is bright and airy, benefitting from a large double-glazed window to rear and double-glazed patio door leading to the garden. It features a range of matching wall and base units with worktops over, a sink and drainer, space and plumbing for a washing machine, as well as integrated appliances including; an oven, electric hob, and fridge / freezer. Additional features include a useful larder cupboard, wood laminate flooring, part-tiled walls, and a heated towel rail.

FAMILY ROOM 13' 8" x 12' (4.17m x 3.66m) The Family Room is the heart of the home providing an ideal space in which to sit back, relax, and unwind. It benefits from a large double-glazed window to the front and an additional double-glazed window to the rear, a wall-mounted radiator, a fitted carpet, and stairs leading to the first floor landing.

DOWNSTAIRS CLOAKROOM 5' x 3' (1.52m x 0.91m) A practical addition for any home, the downstairs cloakroom benefits from a double-glazed window to front, a low-level WC, a hand wash basin, a wall-mounted radiator, and easy to clean wood-laminate flooring.

FIRST FLOOR LANDING The First Floor Landing comprises a double-glazed window to rear (offering scenic views), a wall-mounted radiator, a fitted carpet, and loft-hatch access.

MASTER BEDROOM 13' 8" x 10' 5" (4.17m x 3.18m) A bright and generously sized Master Bedroom, enhanced by a large double-glazed window to the front and an additional double-glazed window to side, further benefits include a wall-mounted radiator, a fitted carpet, and a spacious airing cupboard for convenient storage.

BEDROOM TWO 10' 8" x 9' 5" (3.25m x 2.87m) Bedroom Two is another well-proportioned double room, featuring a large double-glazed window to front, a wall-mounted radiator, and a fitted carpet.

BATHROOM 6' 5" x 6' (1.96m x 1.83m) The Bathroom benefits from a double-glazed window to rear, a heated towel rail, as well as a 3 piece suite to include; a W/C, a hand-wash basin, and a 'P' shaped bath with rainfall shower. Part-tiled walls and fully-tiled flooring allows for effortless upkeep.

GARDEN A generous sized rear garden, offering a patio seating area perfect for outdoor dining / entertaining, alongside a large well-kept lawn.

Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

Measurements

Please note that all measurements are approximate.

