



# 134 Rochester Avenue

Rochester ME1 2DS

**Price Guide £280,000**



Nestled on the charming Rochester Avenue, this delightful mid-terrace house offers a perfect blend of character and modern living. Built in the late 1800's, the property spans an impressive amount of square feet and has been tastefully decorated to enhance its original features while providing a stylish and comfortable home. Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The well-appointed kitchen is conveniently located, leading to a family bathroom and practical cloakroom. The first floor boasts three separate bedrooms, cleverly designed through an additional hallway, making it ideal for families or those seeking extra space for guests or a home office. The good-sized rear garden is a wonderful outdoor retreat, perfect for enjoying sunny days or hosting gatherings with friends and family. This property is ideally situated close to a variety of amenities, including schools for all ages, with both boys' and girls' grammar schools nearby. The historic Rochester High Street, known for its quaint shops and eateries, Cathedral and Castle is just a short stroll away, while the nearby Rochester train station offers excellent transport links for commuters. With no onward chain and a council tax band B, this charming home presents an excellent opportunity for both first-time buyers and families alike. Don't miss the chance to make this lovely property your own.



## Area Map



## Floor Plans

**Ground Floor**

**Floor 1**

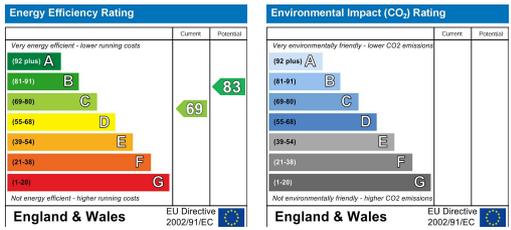
**Approximate total area<sup>(1)</sup>**  
791 ft<sup>2</sup>  
73.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Graph



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