



Foord Street | | Rochester | ME1 2BX

Guide price £295,000



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Situated in the heart of historic Rochester, this charming three-bedroom Victorian home offers the perfect opportunity for first-time buyers and London commuters alike. Located within easy reach of Rochester High Street and Rochester Station, the property combines character, space and convenience, with high-speed rail links providing access into London in under 40 minutes.

Offered to the market with no onward chain and vacant possession, the property is ready for immediate occupation and would make an ideal first purchase or investment. Internally, the home offers over 1,100 sq ft of accommodation, with two separate reception rooms creating flexible living and entertaining space. The spacious kitchen/dining room forms the heart of the home and enjoys direct access to the private south-facing rear garden.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, whilst the property's

- Three separate bedrooms
- Approx. 1,109 sq ft of accommodation
- Spacious kitchen/dining room
- Vacant possession with no onward chain
- Ideal for London commuters and first-time buyers
- Victorian terraced home dating circa 1890
- Two reception rooms
- Private south-facing rear garden
- Walking distance to Rochester Station
- Close to Rochester High Street and local amenities

Lounge

14'5" x 9'7" (4.39m x 2.93m)

This lounge offers a peaceful retreat with its dark wood floor and crisp white walls, enhanced by a large bay window that invites natural light to flood the room. A traditional fireplace adds character, while built-in shelving provides practical storage or display space, creating a comfortable yet stylish living area.





Kitchen/Dining Room

23'2" x 12'5" (7.05m x 3.78m)

An inviting kitchen and dining room combine warmth and practicality, featuring natural wood flooring throughout. The kitchen has smart dark green cabinetry contrasted by white countertops and complemented by open shelving for easy access to essentials. A range cooker and integrated microwave enhance functionality. The space flows seamlessly from the dining area with a window overlooking the garden, creating a bright, sociable environment.

Bathroom

7'8" x 7'2" (2.34m x 2.18m)

This bathroom is fresh and contemporary, featuring white hexagonal floor tiles and light grey wall tiles that create a calming space. It includes a full-size bathtub with a shower overhead, a white basin with storage beneath, and a chrome heated towel rail. A frosted window offers privacy while allowing natural light to brighten the room.

Hallway

The hallway features dark wood flooring and white walls, leading to the first floor with a staircase. Traditional balustrades add charm, and the space feels open and welcoming with a pendant light overhead.

Bedroom 1

13'0" x 11'8" (3.96m x 3.57m)

The principal bedroom is bright and spacious, with dark wood flooring and white walls. Two large windows allow plenty of natural light, and a classic fireplace adds a period feature. Built-in wardrobes provide useful storage while maintaining the room's uncluttered feel.

Bedroom 2

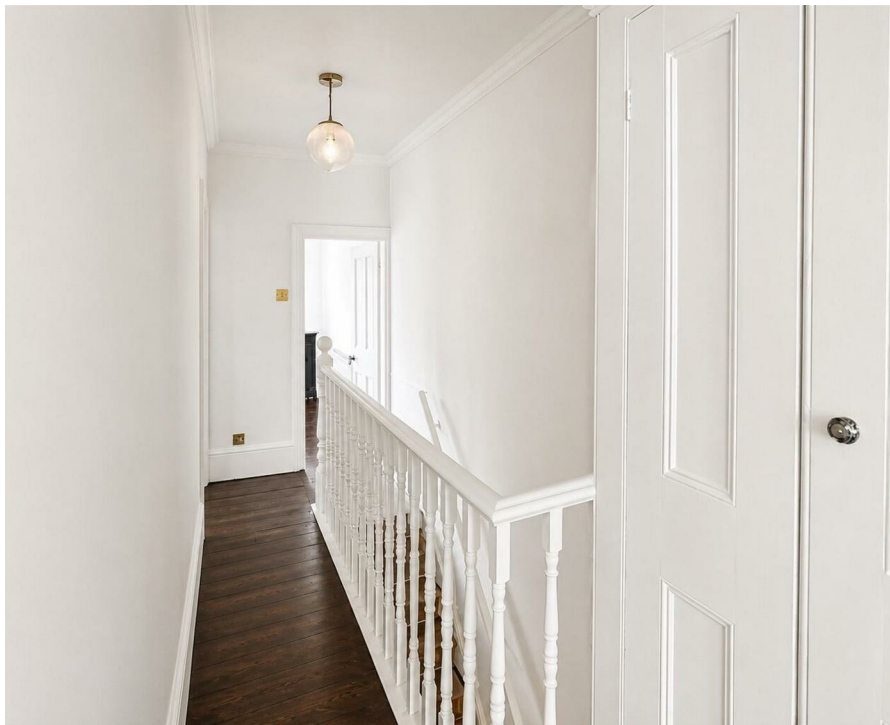
13'1" x 8'2" (3.99m x 2.48m)

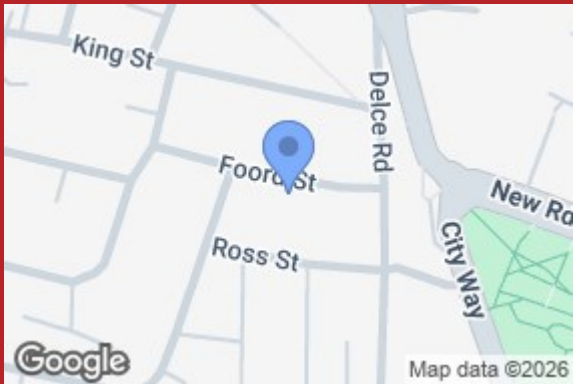
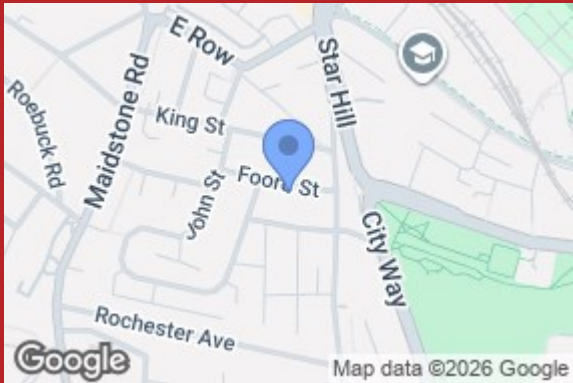
Bedroom 2 is a charming double room with dark wood flooring and white walls, featuring a window that overlooks the street. A small fireplace adds character to the room along with a fitted cupboard, making this an ideal space for relaxation or work.

Bedroom 3

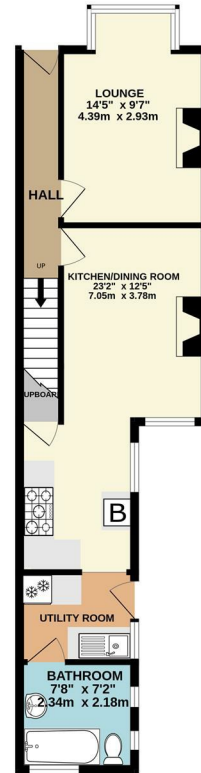
10'0" x 7'9" (3.06m x 2.36m)

A cosy single bedroom with dark wood flooring and white walls, this room benefits from a peaceful aspect and a small feature fireplace. It offers a quiet retreat perfect for a nursery, study, or guest accommodation.

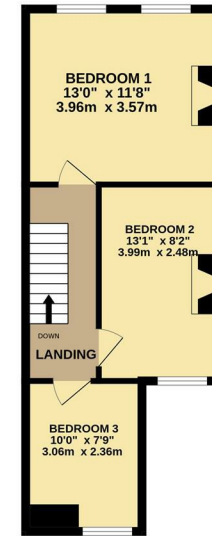




GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.

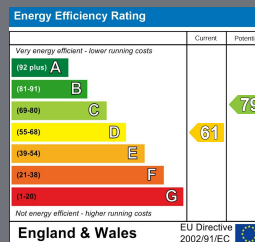


1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.8 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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