



Guide Price
£475,000

Freehold

3x 2x 1x

**Telemon Close,
Rochester, Kent, ME1**

Wards
Helping you move forwards



Main features

- **Immaculate condition**
- **Open-plan living perfect for entertaining**
- **Garage, off-road parking and EV charger**
- **Sought after riverside location**
- **Close to the high speed station and historic High Street**



Nearest Schools

Primary Schools: St Margaret's at Troy Town CofE Voluntary Controlled Primary 0.3 miles

Secondary Schools: Rochester Independent College 0.3 miles



Transport Information

Train Stations: Rochester 0.2 miles, Strood 0.5 miles, Chatham 0.7 miles

Accommodation

GROUND FLOOR

Hallway

Cloakroom: 4'10 x 3'4 (1.47m x 1.02m)

Lounge/Diner: 19'11 x 12'6 (6.07m x 3.81m)

Kitchen: 13'6 x 8'2 (4.12m x 2.49m)

FIRST FLOOR

Landing

Bedroom 1: 11'10 x 11'0 (3.61m x 3.36m)

En-Suite Shower Room: 6'10 x 5'2 (2.08m x 1.58m)

Bedroom 2: 13'6 x 10'10 (4.12m x 3.30m)

Bedroom 3: 13'11 x 9'0 (4.24m x 2.75m)

Bathroom: 7'0 x 6'10 (2.14m x 2.08m)

OUTSIDE

Rear Garden

Carport: 11'10 x 11'0 (3.61m x 3.36m)

Call Rochester - 01634 830925 ■ wardsofkent.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

EPC RATING	CURRENT: B(83)	POTENTIAL: A(93)
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