



Albany Road, Rochester, Kent, ME1 3ET

Asking Price £460,000

- No Chain
- 3 Spacious Bedrooms
- En-Suite Master Bedroom
- Kitchen/Breakfast Bar
- Off Street Parking
- Integral Garage

Albany Road, Rochester ME1 3ET

Nestled in the sought after area of Albany Road, Rochester, just off the Maidstone Road, is this modern three bedroom detached family home. The property offers 2 generous reception rooms, a spacious kitchen/breakfast room, cloakroom, three good size bedrooms with master En-suite shower and family bathroom. Outside is a wrap around garden and integral garage. The property is quietly located overlooking allotments and good dog walking areas in Watts Meadows. Nearby there is highly rated maths and grammar schools and independent schools such as, the historic Kings School, St. Andrews School and Rochester Independent College. There is also Rochester City Lawn Tennis Club right in the heart of Rochester. Also to hand, excellent gyms, bowling clubs and various other sporting activities, including Boating and Yatching facilities on the historic River Medway. Beautiful historic Rochester High Street is a short amble away, where you will find a wide array of restaurants, bars and many other eating and dining experiences. Rochester enjoys good motorway access for the M2/M20/M25 motorway network and for the commuter you have, Rochester Mainline Railway Station with fast service into London Victoria and high speed links to London St. Pancras and International. Offered for sale with no chain, we would urge you to make your earliest appointment to view. Call the friendly Sales team today at Wright & Co Estate Agents.



Council Tax Band: E



Entrance Door To

Entrance Hall

Of spacious proportion
Staircase to first floor
Radiator
Door To:

Cloakroom

Double glazed window to front
Low lying W/C
Pedestal wash hand basin
Tiled walls
Radiator

Lounge

15'8" x 11'5"
Double glazed bay window to front
Log burner
Radiator

Dining Room

13'9" x 9'10"
Double glazed window to rear
Radiator

Kitchen/Breakfast Room

20'8" x 10'5"
Double glazed door and window to rear
Double glazed sliding patio door to garden
Range of base and eye level cupboard drawer units with associated worktops
Inset single drain stainless steel sink unit
Built in oven and hob (NOT TESTED) Radiator
Cupboard concealing gas fired boiler for central heating and hot water (NOT TESTED)

First Floor Landing

Doors To:

Bedroom 1

14'5" x 11'5"
Double glazed windows to front and side aspects
Radiator
En-suite shower
Double glazed window to rear
Fully tiled shower cubicle
Wash hand basin
W/C

Bedroom 2

15'1" x 8'2"
Double glazed windows to front and side aspect
Radiator eaves
Storage Space

Bedroom 3

9'2" x 9'2"
Double glazed window to front
Radiator

Bathroom

3 piece suite comprising of panelled bath with mixer taps and hand shower
Pedestal bath with mixer taps and hand shower
Pedestal wash hand basin
Low level
Radiator
Tiled splashbacks

Exterior

Wrap around garden being mainly laid to lawn, patio, greenhouse, brick built shed
Side access
Integral garage with up n' over door.
Outside lighting
Block paved driveway for off street parking



Directions

Viewings

Viewings by arrangement only. Call 01634 578484 to make an appointment.

EPC Rating:
E

