



Connells

Clive Road  
Rochester



### Property Description

Situated in a highly sought-after location, this attractive three-bedroom property offers generous and versatile living accommodation, making it an ideal choice for families, professionals, or those looking to upsize. Combining character with practicality, the home is well presented throughout and benefits from a range of desirable features designed for comfortable modern living.

The ground floor comprises a welcoming entrance hallway leading to a spacious and bright living area, perfect for relaxing or entertaining guests. A separate dining room provides an excellent space for family meals and social occasions, while the well-appointed kitchen offers ample storage and workspace. In addition, the property benefits from a convenient ground floor WC.

To the first floor are three well-proportioned bedrooms, all offering comfortable accommodation with plenty of natural light, together with a family bathroom. Further enhancing the home is a useful cellar, providing excellent additional storage space and potential for a variety of uses.

Externally, the property enjoys an enviable position within this popular residential area, close to a range of local amenities, reputable schools, transport links, and leisure facilities. Offering both space and location, this is a fantastic opportunity to acquire a superb home in a desirable setting.

## Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





Total floor area 116.2 m<sup>2</sup> (1,251 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01634 233400**

**E [rainham@connells.co.uk](mailto:rainham@connells.co.uk)**

21 High Street  
RAINHAM ME8 7HX

EPC Rating: D Council Tax  
Band: B

**view this property online [connells.co.uk/Property/RAL104051](http://connells.co.uk/Property/RAL104051)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: RAL104051 - 0002