



# 31 Rochester Avenue

Rochester ME1 2DW

**Offers Around £280,000**



Nestled in the charming area of Rochester Avenue, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both relaxation and entertaining. The ground floor features a well-appointed lounge, a dining room, and a modern kitchen, along with a convenient shower room, making it practical for everyday living.

As you ascend to the first floor, you will find two generously sized double bedrooms, providing ample space for rest and personalisation. The bathroom, situated off the back bedroom, adds to the functionality of the upper level. The property boasts a lovely rear garden, complete with a large shed for additional storage, and off-road parking is available at the rear, although it is not allocated. The front courtyard garden adds a touch of charm and enhances the overall appeal of the home. Situated in council tax band B and holding an EPC rating of D, this residence is not only economical but also strategically located. It is within close proximity to a variety of amenities, including schools catering to all ages, as well as esteemed grammar schools for both boys and girls. The highly regarded private Kings School is also nearby. Furthermore, the historic high street of Rochester is just a short walk away, offering a delightful array of shops, cafes, and cultural attractions. This property presents an excellent opportunity for those seeking a comfortable home in a vibrant community, making it a must-see for potential buyers or renters alike.



## Area Map



## Floor Plans

Ground Floor

Floor 1

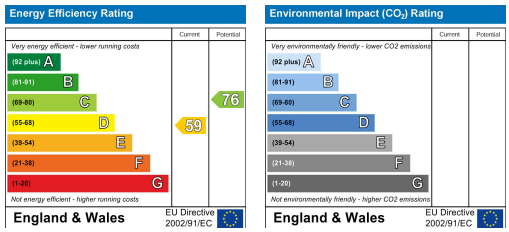
**Approximate total area<sup>(1)</sup>**  
792 ft<sup>2</sup>  
73.6 m<sup>2</sup>

(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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