



Rochester Crescent, Hoo, Rochester

5 Bedroom, 2 Bathroom, House - Detached

£500,000



- This property is for sale by the Modern Method of Auction
- Substantial five-bedroom detached house
- Four versatile reception rooms
- Open-plan living with garden access
- All double bedrooms including master
- Off-street parking and rear garden
- Outbuildings ideal for storage or hobbies
- Renovation project with improvement potential
- Close to schools and village amenities

Main living rooms
20'0" x 19'2"

Family Room
7'10" x 7'6"

Breakfast Room off Kitchen
10'7" x 10'7"

Sitting Room/Dining Room
18'4" x 9'10"

Front Study
9'10" x 9'7"

Kitchen
10'7" x 8'11"

Bedrooms 1
13'11" x 10'1"

Bedroom 2
12'11" x 10'5"

Bedroom 3
10'7" x 10'7"

Bedroom 4

Bedroom 5
9'10" x 9'7"

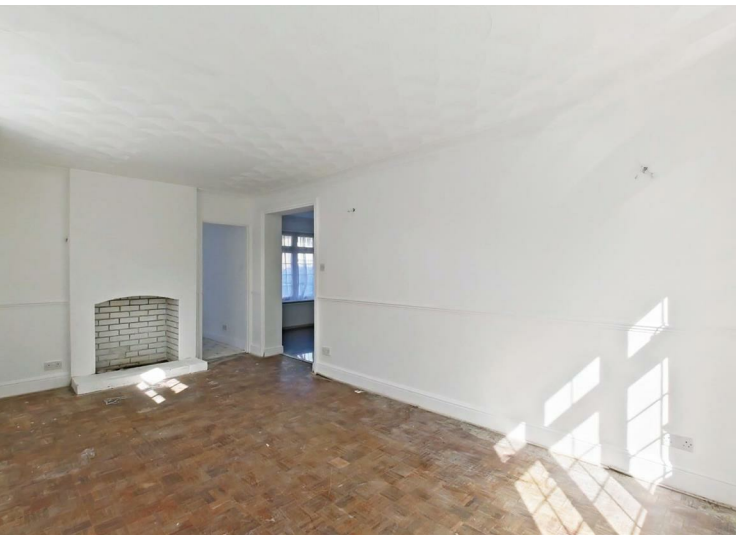
Bathroom
10'1" x 6'5"

Shower Room
6'8" x 5'4"

WC
6'0" x 3'10"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	75
England & Wales		
EU Directive 2002/91/EC		

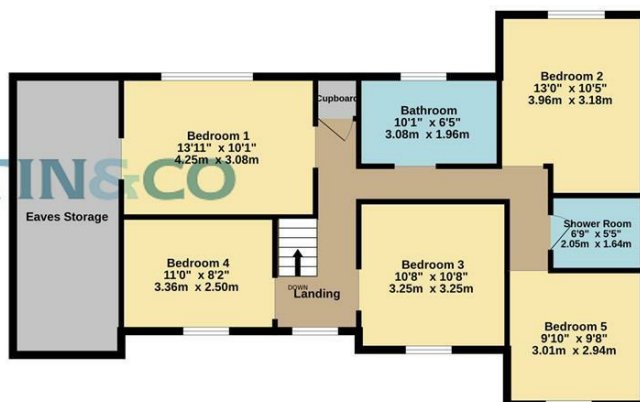
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	65	75
England & Wales		
EU Directive 2002/91/EC		



Ground Floor
1124 sq.ft. (104.4 sq.m.) approx.



1st Floor
956 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA : 2080 sq.ft. (193.2 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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or ?t for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.