



St. Williams Way | Rochester | ME1 2PF

Offers invited £375,000



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Situated on the ever-popular St. Williams Way in Rochester, this well-presented three-bedroom semi-detached home offers generous living space, modern upgrades and a practical layout ideal for families, first-time buyers and professionals alike.

The property has benefited from new double-glazed windows and a new gas boiler, both installed within the last six months and supplied with guarantees, providing peace of mind and improved energy efficiency.

Internally, the home opens into a welcoming entrance hall with access to all principal ground floor rooms. There are two spacious reception rooms, including a bright lounge with a bay window and a separate dining room overlooking the rear garden, offering flexible space for everyday living and entertaining.

- 3 bedrooms
- 1 modern bathroom with separate WC
- 2 spacious reception rooms
- Semi-detached house
- New boiler (approx. 6 months)
- Lovely suburban garden
- Easy motorway access
- Located in Rochester

Entrance Hall

Lounge

16'0" x 12'3" (4.87m x 3.74m)

Kitchen

9'3" x 9'0" (2.83m x 2.74m)

Dining Room

10'0" x 9'3" (3.05m x 2.83m)

Bedroom 1

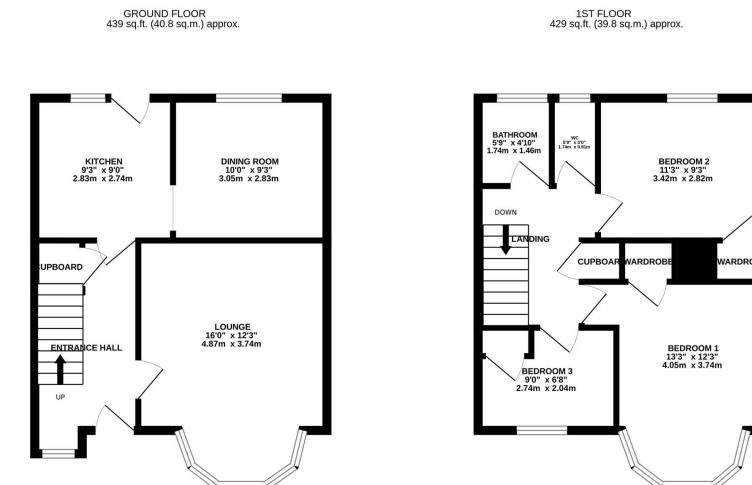
13'3" x 12'3" (4.05m x 3.74m)

Bedroom 2

11'3" x 9'3" (3.42m x 2.82m)



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			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 868 sq ft. (80.6 sq m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, no measurements or dimensions are guaranteed. This plan is for illustrative purposes only and should be used solely for prospective purchasers. The services and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12000

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