



Montfort Road | | Rochester | ME2 3ET

Asking price £250,000



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Situated on the popular Montfort Road in Rochester, this well-presented two-bedroom terraced home is ideally suited to first-time buyers, commuters, and investors alike.

The property offers comfortable and practical accommodation throughout, including a welcoming living area, fitted kitchen, two well-proportioned bedrooms, family bathroom, and a generous rear garden ideal for relaxing or entertaining.

Perfectly positioned for convenience, the home is approximately a 5-minute walk from Strood town centre, offering a wide range of shops, supermarkets, cafés, and local amenities. Strood railway station is within approximately a 10-minute walk, providing high-speed services into London St Pancras alongside additional

- Close to schools
- walking distance to town
- walking distance to station
- ideal first time buy or BTL

Living Room

10'10" x 10'5" (3.31m x 3.17m)

Bathroom

10'0" x 6'8" (3.05m x 2.03m)

Dining Room

12'6" x 10'10" (3.81m x 3.31m)

Rear Garden

Kitchen

10'0" x 6'8" (3.05m x 2.03m)

Bedroom 1

10'10" x 10'5" (3.31m x 3.17m)

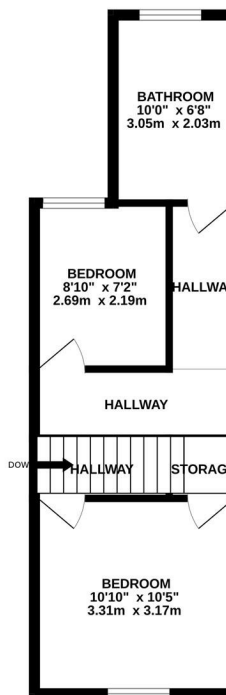
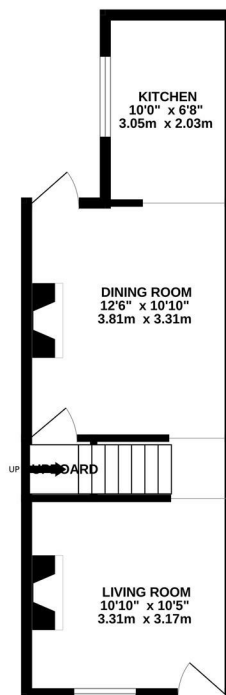
Bedroom 2

8'10" x 7'2" (2.69m x 2.19m)



GROUND FLOOR
 337 sq.ft. (31.3 sq.m.) approx.

1ST FLOOR
 350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

2B Crow Lane
 Rochester
 Kent
 ME1 1RF
 01634 829080

admin@machin-lane.co.uk
<https://www.machin-lane.co.uk/>