



Leeward Road | | Rochester | ME1 2NE

Offers invited £325,000



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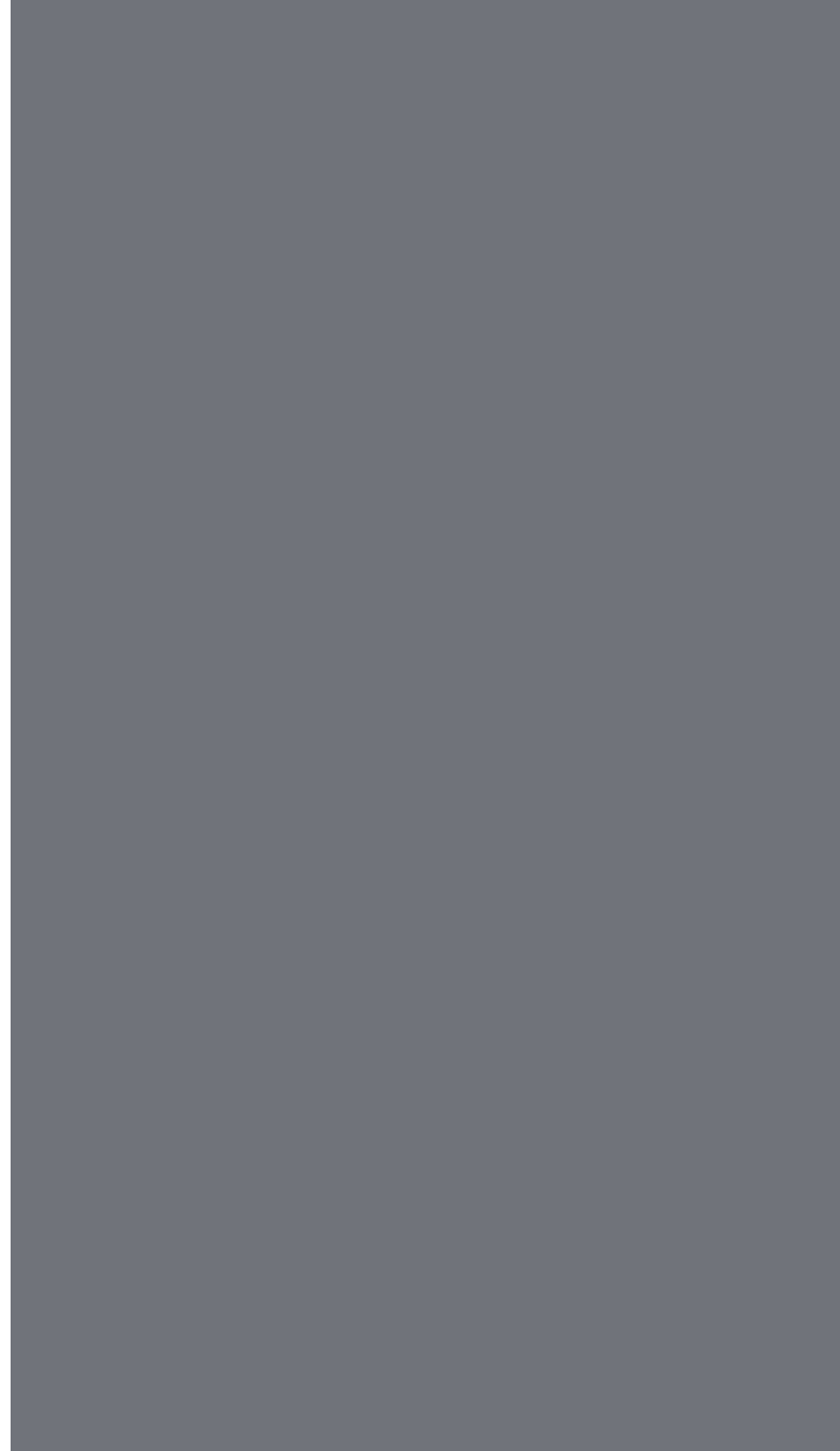
Offers invited at £325,000. This three-bedroom semi-detached home on Leeward Road offers well-proportioned accommodation, a private driveway, two reception rooms and a generous established rear garden, making it an appealing opportunity for buyers looking for a home they can update and personalise.

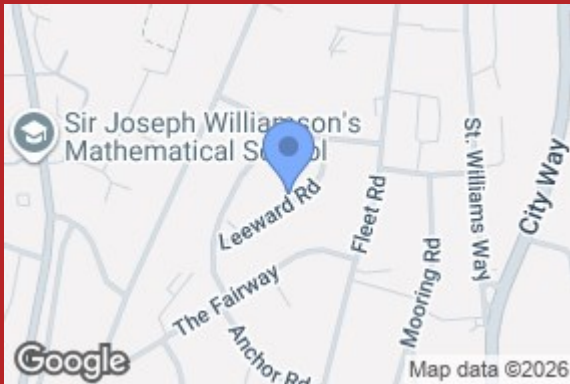
Extending to approximately 883 sq.ft., the property has a practical layout with good natural light throughout. The ground floor includes a comfortable living room, separate dining room overlooking the garden and a fitted kitchen with access towards the rear. Having two reception rooms provides useful flexibility for everyday family life, entertaining, home working or creating a more open-plan arrangement in the future, subject to any necessary consents.

Upstairs are three bedrooms and the family bathroom, all arranged from the first-floor landing. The bedrooms offer useful accommodation for a family, couple or buyers wanting dedicated guest or office

- Three-bedroom semi-detached home
- Two separate reception rooms
- Generous established rear garden (approx. 78ft / 24m)
- Excellent scope to update and personalise
- Council Tax Band C
- Offers invited at £325,000
- Private driveway providing off-road parking
- Approximately 883 sq.ft. of accommodation
- Freehold
- EPC Rating D with potential to C



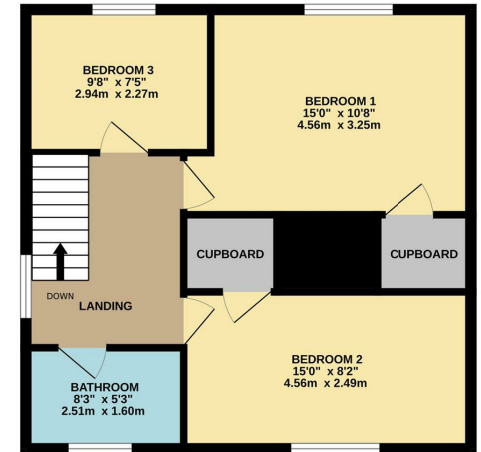




GROUND FLOOR
601 sq.ft. (55.9 sq.m.) approx.

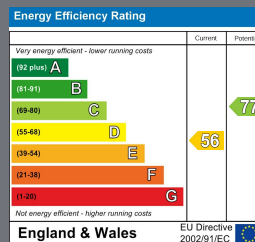


1ST FLOOR
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1112 sq.ft. (103.3 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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