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WATERMAN
EXCLUSIVE



Broom Hill Road, Rochester, ME2 3LG

Offers in excess of £325,000

We are excited to bring to the market this WELL PRESENTED 3 BEDROOM END OF TERRACE HOUSE. As you enter the property you are welcomed by a SPACIOUS HALLWAY with a large storage cupboard currently housing the washing machine and tumble dryer. The living room is a great size and boasts a BAY WINDOW to the front, this leads into the MODERN KITCHEN and FAMILY BATHROOM. Upstairs there are 3 bedrooms, 2 of which are doubles. The master bedroom also benefits from a WC.

To the rear of the property is a HUGE GARDEN which is laid to lawn with a patio area. There is also side access. To the back of the garden is a LARGE OUTBUILDING with 2 rooms, one for storage and another which is currently used as a bar, both of which have power.

To the front and side of the property is a grass area which also belongs to the property.

Located just a 9 minute drive from Strood and Rochester Train Stations. Bluewater Shopping Centre and Ebbsfleet International Station are 14 minutes away by car. Close to all local amenities. Great transport links.



77 Broom Hill Road, Rochester, ME2 3LG

GROUND FLOOR

Entrance Hallway

Living Room

Kitchen

Bathroom

FIRST FLOOR

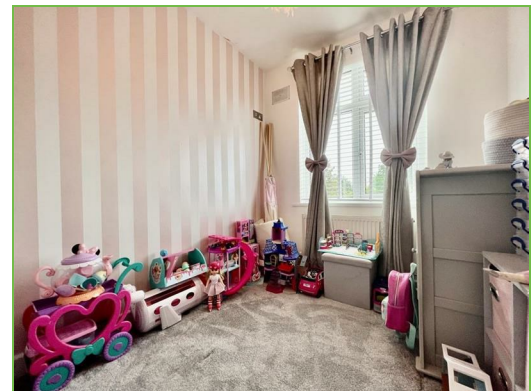
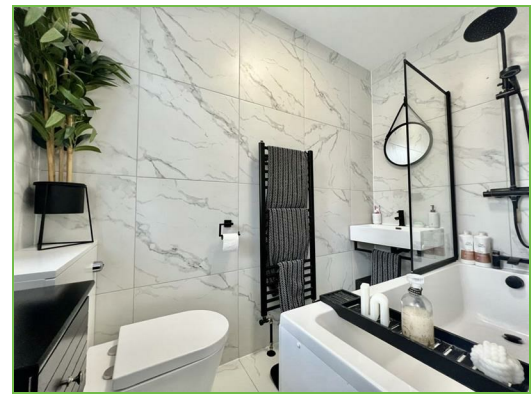
Master Bedroom

WC

Bedroom 2

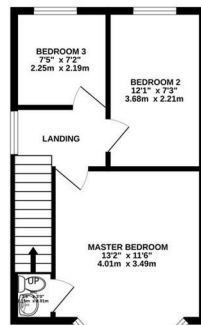
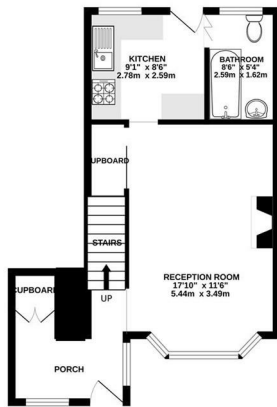
Bedroom 3

EXTERNAL



GROUND FLOOR
423 sq ft. (39.3 sq m.) approx.

1ST FLOOR
353 sq ft. (32.8 sq m.) approx.



TOTAL FLOOR AREA: 776 sq ft. (72.1 sq m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as a basis for any proposition or purchase. The seller, agent and any other persons involved in the sale do not warrant and do not guarantee as to the opportunity or efficiency that can be gained. Made with Metrepro 2023.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D			
(39-54) E			
(21-38) F		40	
(1-20) G			
Not energy efficient - higher running costs			
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			
England & Wales		EU Directive 2002/91/EC	