



Three Bedroom End of Terrace House  
High Street, Rochester, Kent, ME1 3UD

£260,000  
Freehold

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## Description

A charming Victorian style family home set in the ever popular village of Wouldham. If you are a first time buyer striving to get your foot onto the property ladder or looking for your next home, this could be perfect for you. To the ground floor, a bay fronted lounge, sizeable kitchen and elegant family bathroom boasting both a bath, separate shower cubicle and underfloor heating. To the first floor, three separate light and airy bedrooms, the main benefitting from fitted wardrobes. Call the Greyfox sales team in Walderslade to book in your viewing and avoid disappointment.

NB: We are required by legislation under the Estate Agency Act to disclose the seller is a relative of an employee of Greyfox Sales & Lettings.

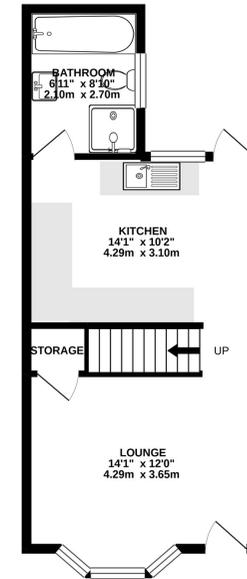
## Key Features

- Three bedroom end of terrace family home
- Semi-rural Wouldham Village location
- Contemporary style bathroom with underfloor heating
- No onward chain
- Victorian style charm and character
- Generously sized kitchen/breakfast area
- Well served by many local amenities & transport links
- Courtyard style garden measuring approximately 14' x 14'

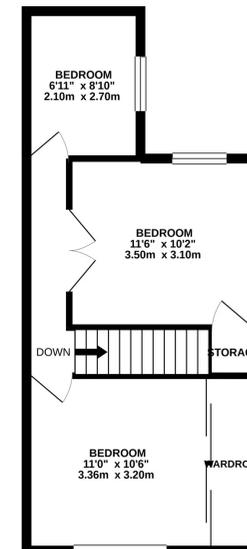
## Local Area

Wouldham is a small village on the bank of the River Medway in Kent, with an 11th century church, one school, one village shop, Medway Inn and Waterman's Arms. Close to Motorway connections including M2 / M20 and M25 giving access to both London and the coast.

GROUND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.7 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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## Property Location

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		70
(55 to 68)	D		
(39 to 54)	E	47	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

<b>Tenure</b>	Freehold
<b>Lease Term</b>	N/A
<b>Ground Rent</b>	N/A
<b>Service Charge</b>	N/A
<b>Local Authority</b>	Tonbridge & Malling
<b>Council Tax</b>	Band B

### Greyfox Walderslade

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#### Agent Notes

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.