



Three Bedroom Terraced House  
Grafton Avenue, Rochester, Kent, ME1 2RR

£350,000  
Freehold



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## Description

Being offered with no forward chain is this three bedroom terraced home, an opportunity to place your own creative stamp. Situated in one of the popular locations within Rochester and within walking distance to local schools and amenities. The accommodation comprises of Entrance Hall, separate lounge with bay window to the front, kitchen/ open plan dining room with a range of wall and base units & integrated hob and oven. Upstairs you have three bedrooms, two with fitted wardrobes and a family bathroom with shower. Moving outside, you have a good size rear garden which is mainly laid to lawn with a variety of shrubs borders and patio area. Also offers off road parking to the front.

For further details, please call the sales team.

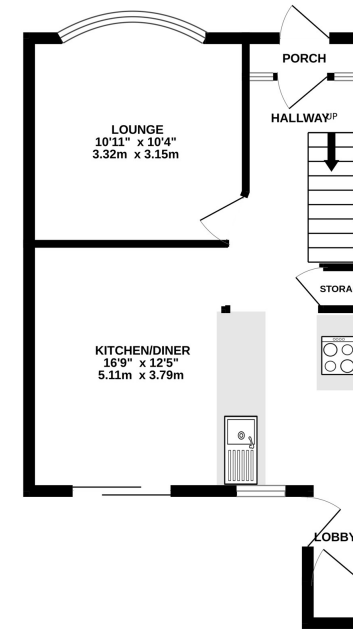
## Key Features

- No forward chain
- Three bedroom terraced home
- Open plan kitchen/ diner
- Separate Lounge
- Off road parking
- Place your own creative stamp
- Popular location
- Garden

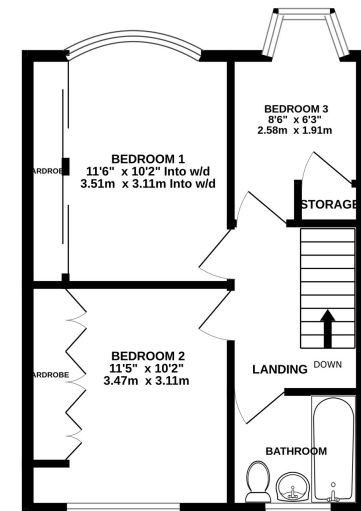
## Local Area

Historic Rochester offers a variety of historic buildings including Rochester Castle and Cathedral. The area also offers a variety of restaurants, coffee shops and bars. There is a selection of schools in the area including Rochester Grammar for girls and Sir Joseph Williamson Mathematical for boys, along with further secondary and Primary schools near by.

GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



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



TOTAL FLOOR AREA : 799 sq.ft. (74.2 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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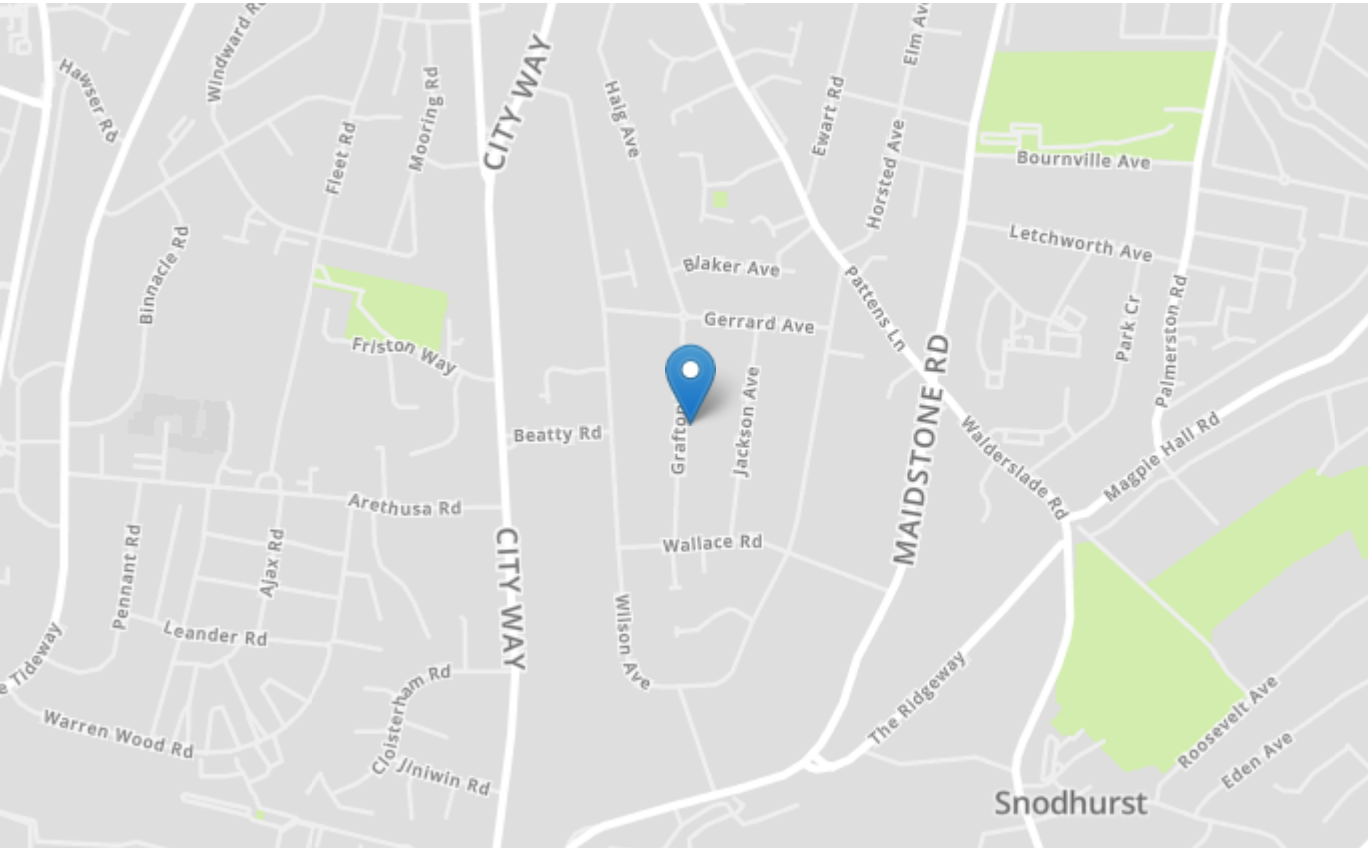






## Property Location

Grafton Avenue, Rochester, Kent, ME1 2RR



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
|   |          | 66                      | 82        |
| England, Scotland & Wales                   |          | 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> | Medway   |
| <b>Council Tax</b>     | Band C   |

### 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>.