



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

£320,000  
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.

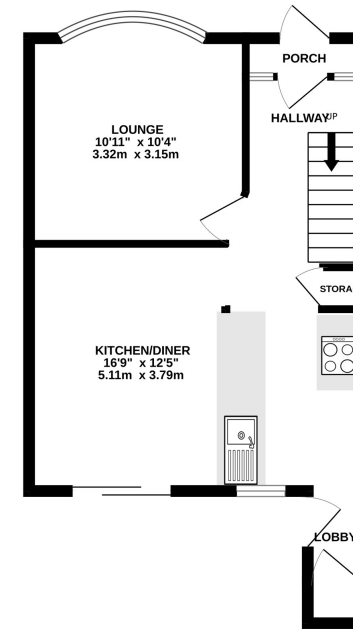
## Key Features

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

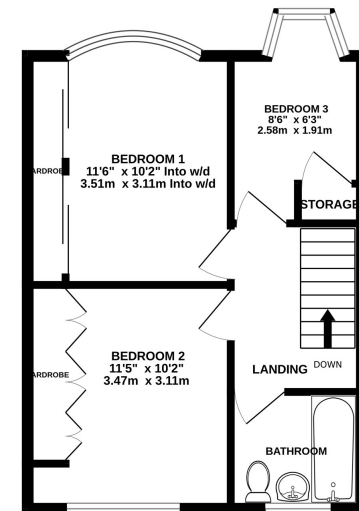
## Local Area

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.



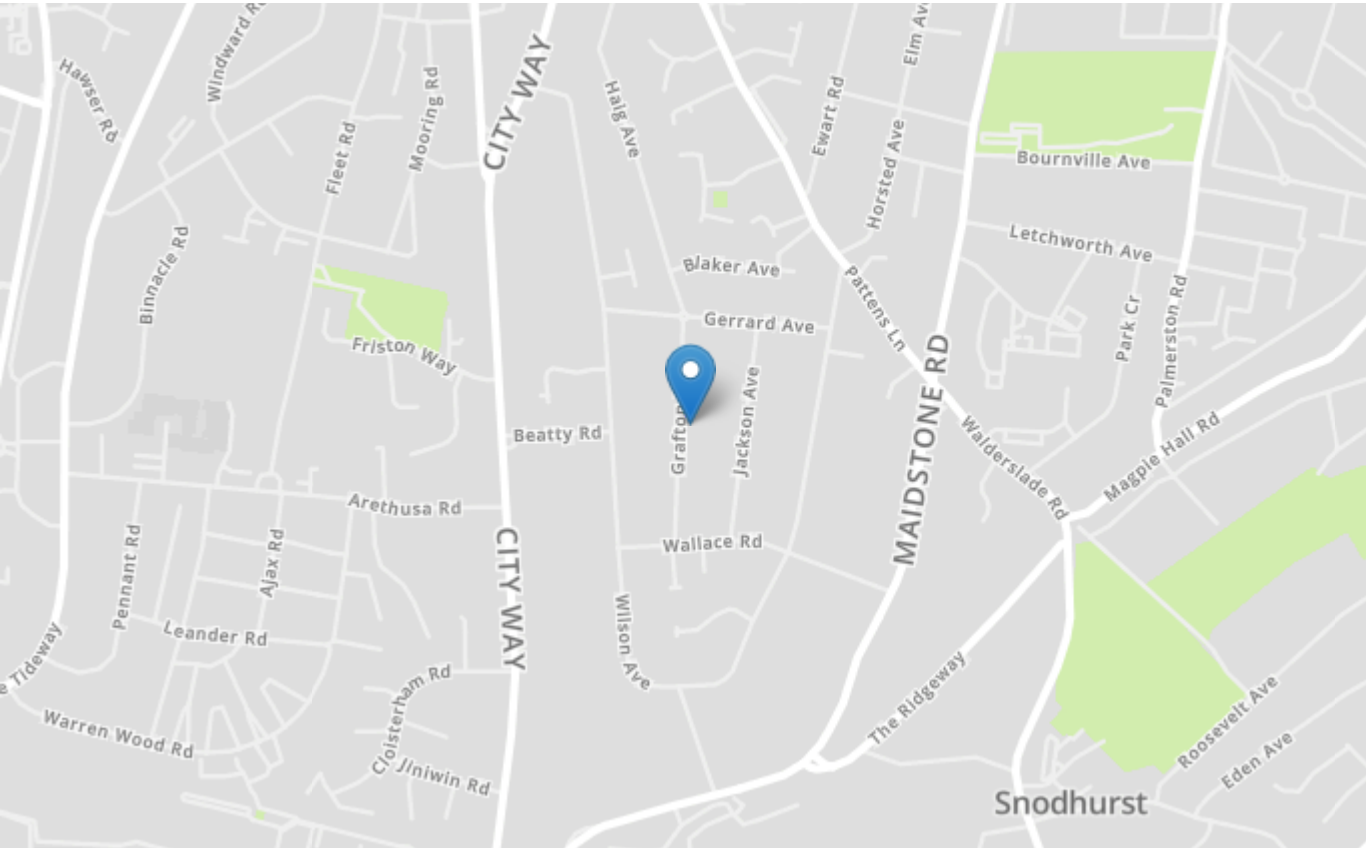
TOTAL FLOOR AREA : 799 sq.ft. (74.2 sq.m.) approx.


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>		82
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
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

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