



Two Bedroom Bungalow  
Gerrard Avenue, Rochester, Kent, ME1 2RW

Offers in Excess of £350,000  
Freehold

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## Description

No chain! This semi-detached bungalow is in a popular road with easy access to motorway links, City Way with Horsted retail park nearby. Accommodation comprises: entrance porch with door to the 'L' shape entrance hall with loft access. The lounge has a bay window to add character to the room. The kitchen/ breakfast room has been extended and is fitted with modern units and worksurfaces. There is also a built-in eye level oven and gas hob. Plenty of space for appliances too. There are two double bedrooms and bathroom with a large walk-in shower in addition to the wash hand basin and a separate WC which houses the 'Worcester' boiler.

The rear garden has been beautifully looked after and is of a good size with lawn and patio area. There is access to the pre-fabricated garage from the garden. There is also a driveway to the front of the property. The current vendors have erected a side gate which can easily be removed to give further parking in front of the garage.

Sought after area. View today.

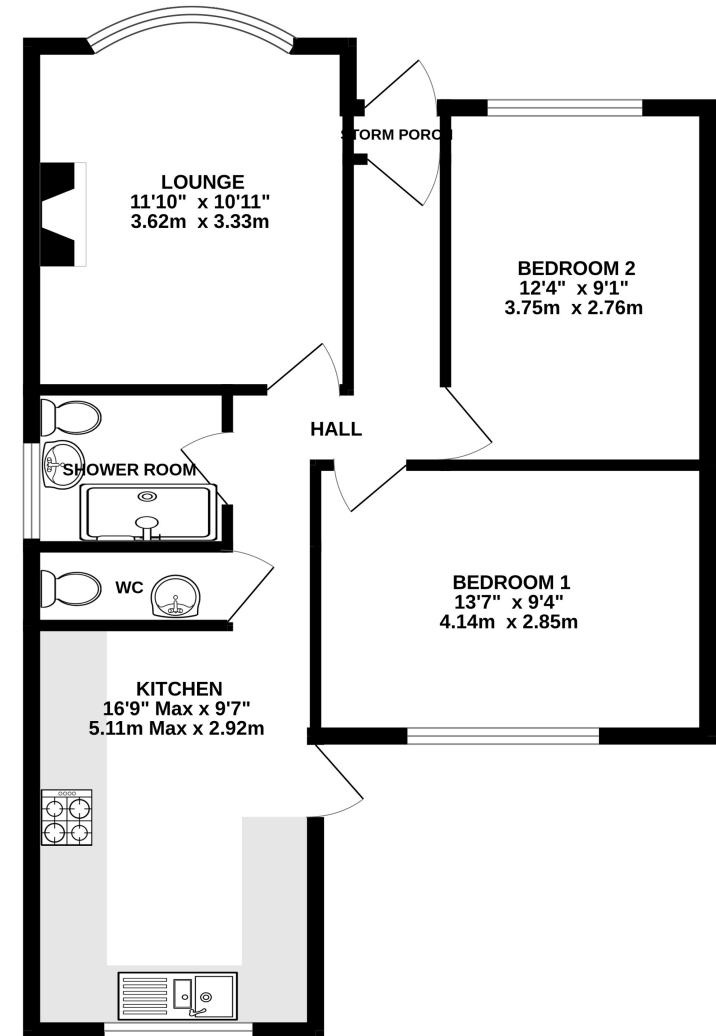
## Key Features

- Semi-detached Bungalow
- Rochester
- Two Bedrooms
- Sought after location
- No chain
- Driveway
- Garage
- Established Garden approx 60ft x 30ft

## 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  
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 sq.m.) approx.

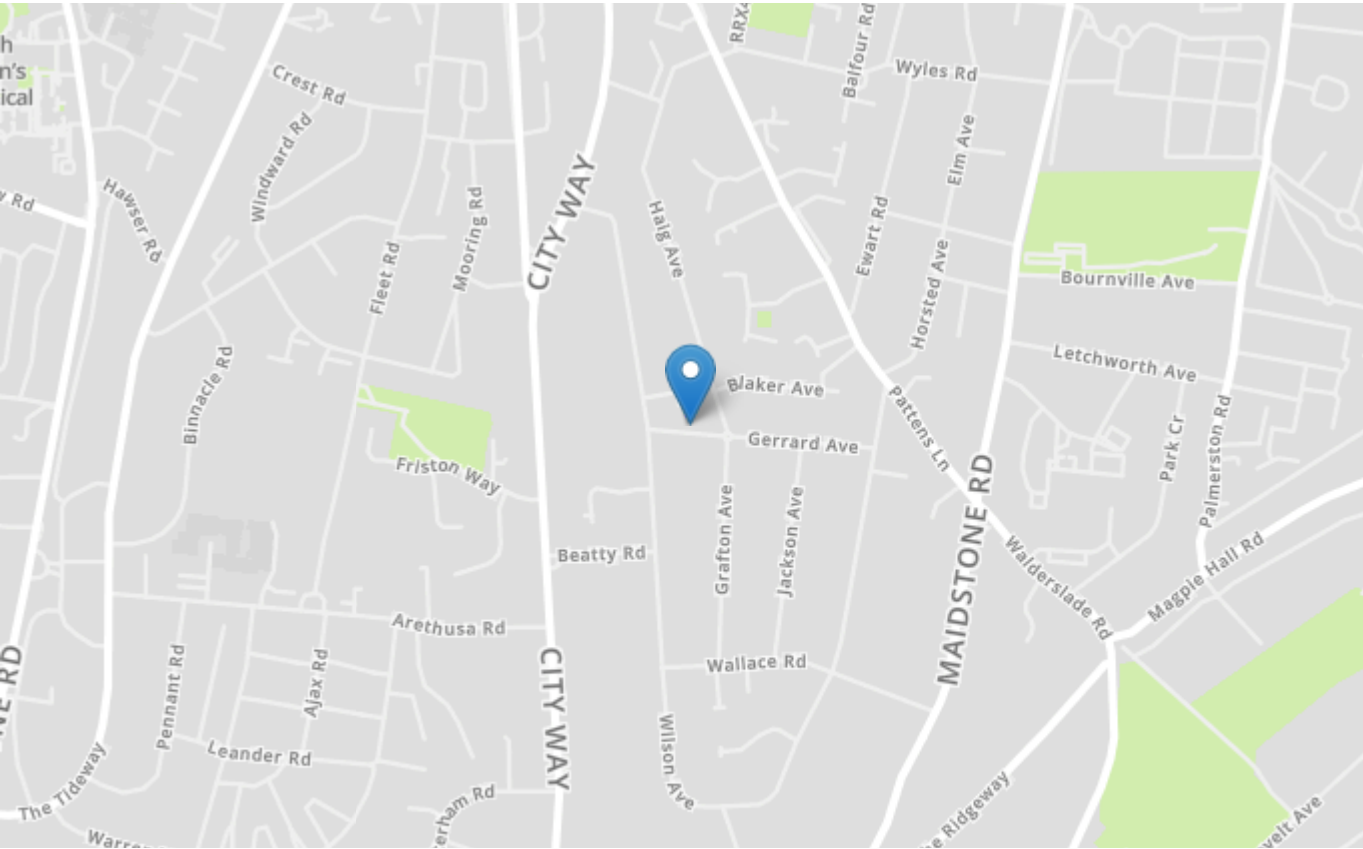
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(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

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#### Agent Notes

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