



Two Bedroom End of Terrace House  
Marley Way, Rochester, Kent, ME1 2LJ

Offers in Region of £300,000  
Freehold



## Marley Way, Rochester, Kent, ME1 2LJ

Offers in Region of £300,000

Freehold

### Description

Popular location within walking distance to historic Rochester town centre and local schools and amenities. This lovely property is ideal for a first time buyer or investor alike. On approaching the property there is a driveway and gated side access that leads to the back garden.

Accommodation comprises: Entrance lobby with staircase, the lounge/ diner faces front with square bay window and decorative fireplace. There is a handy downstairs Utility/ WC which also has space and plumbing for washing machine and has a wash basin and cupboards. The kitchen has a range of units and also houses the boiler. The door leads out to the garden. Upstairs are two double bedrooms and a bathroom. The garden has rear access with potential for further parking.

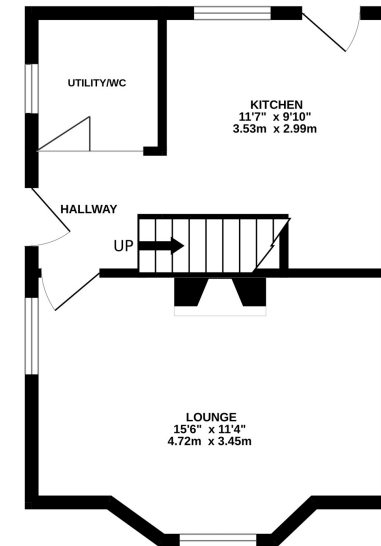
### Key Features

- Two Bedroom House
- End of Terrace
- Rochester
- Upstairs Bathroom
- Rear Garden
- Driveway for 2+ vehicles
- Downstairs Cloakroom/ Utility Room

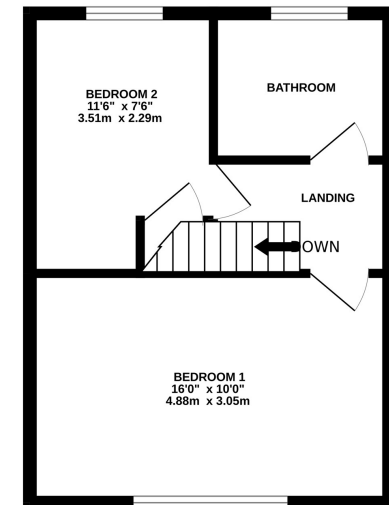
### Local Area

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  
328 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 sq.m.) approx.

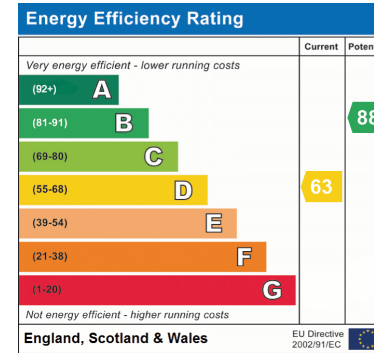
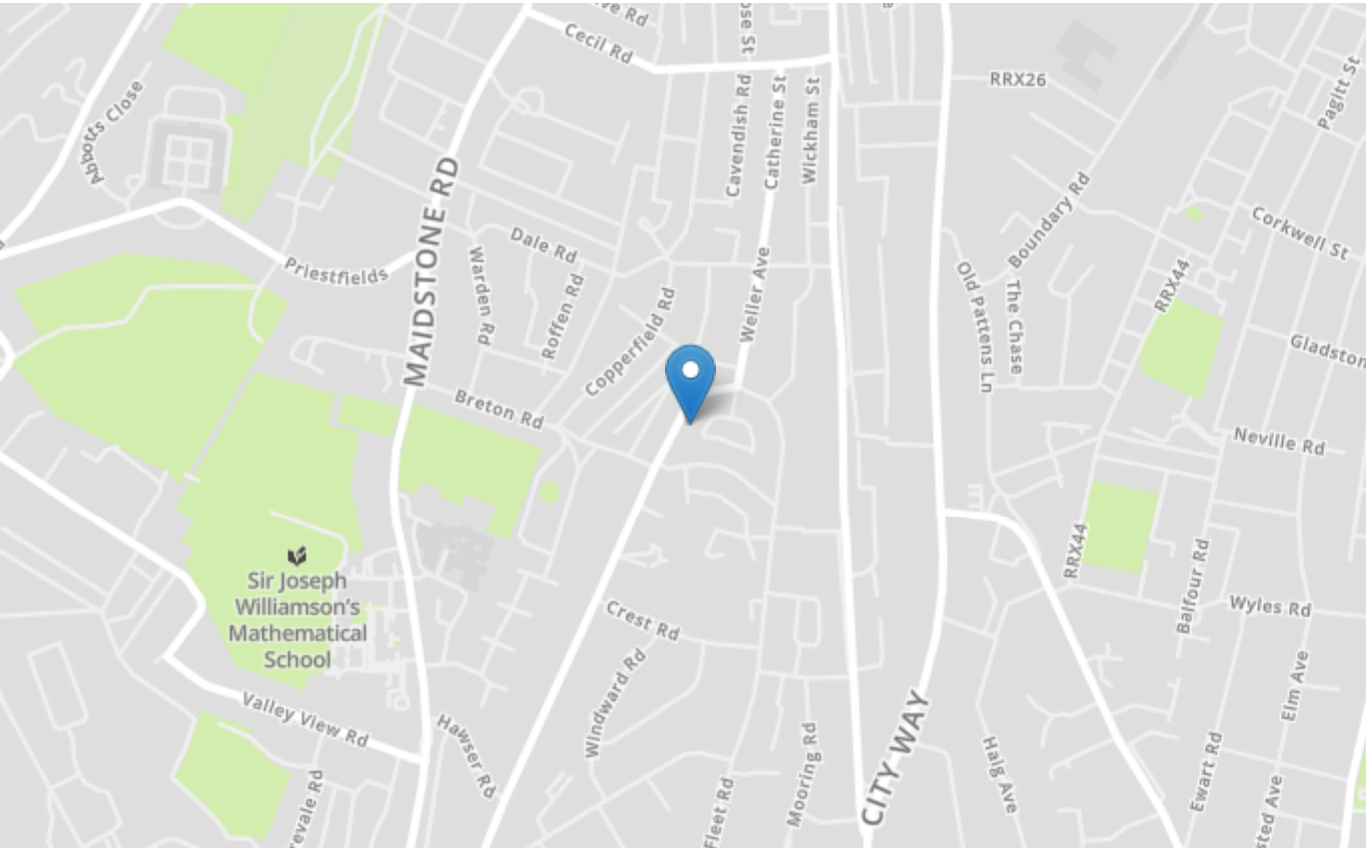
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2024





## Property Location

Marley Way, Rochester, Kent, ME1 2LJ



<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

Unit 2, Thetford House  
 Walderslade Village Centre  
 Walderslade Road  
 Chatham  
 Kent

ME5 9LR

Tel: 01634 672227 Email:  
 walderslade@greyfox.co.uk

### Greyfox Rainham

67C High Street  
 Rainham  
 Kent  
 ME8 7HS

Tel: 01634 377737 Email:  
 rainham@greyfox.co.uk

#### 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>.