



Two Bedroom End of Terrace House  
Catherine Street, Rochester, Kent, ME1 2HL

Offers in Excess of £230,000  
Freehold

Catherine Street, Rochester, Kent, ME1 2HL

Offers in Excess of £230,000

Freehold

## Description

Being offered with no forward chain, an opportunity for the first time buyer or investor situated in a great location for accessing Historic Rochester town centre with the Cathedral and river walks. Also for those commutes with the mainline train station into London.

The property itself consists of two reception rooms and kitchen with wall and base units and access to the rear garden. Upstairs you have two double bedrooms and a good size bathroom. The rear garden is offered with low maintenance in mind with enclosed fence surround and shrub borders.

Please call the Sales Team for further details.

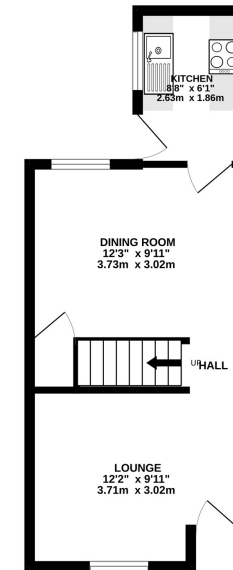
## Key Features

- No forward chain
- Two Double Bedrooms
- Upstairs Bathroom
- Two Receptions
- Walking distance to Historic Rochester
- Close to local amenities
- Ideal first time buyer or investor
- Enclosed Garden

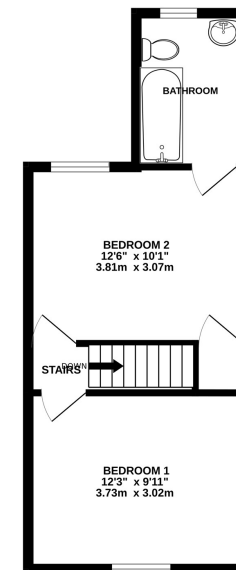
## Local Area

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  
321 sq.ft. (29.8 sq.m.) approx.



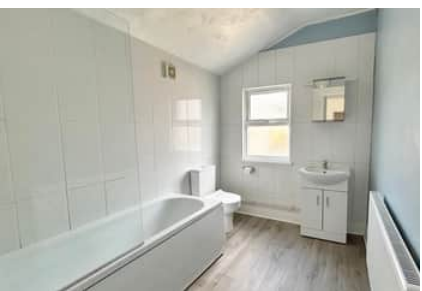
1ST FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

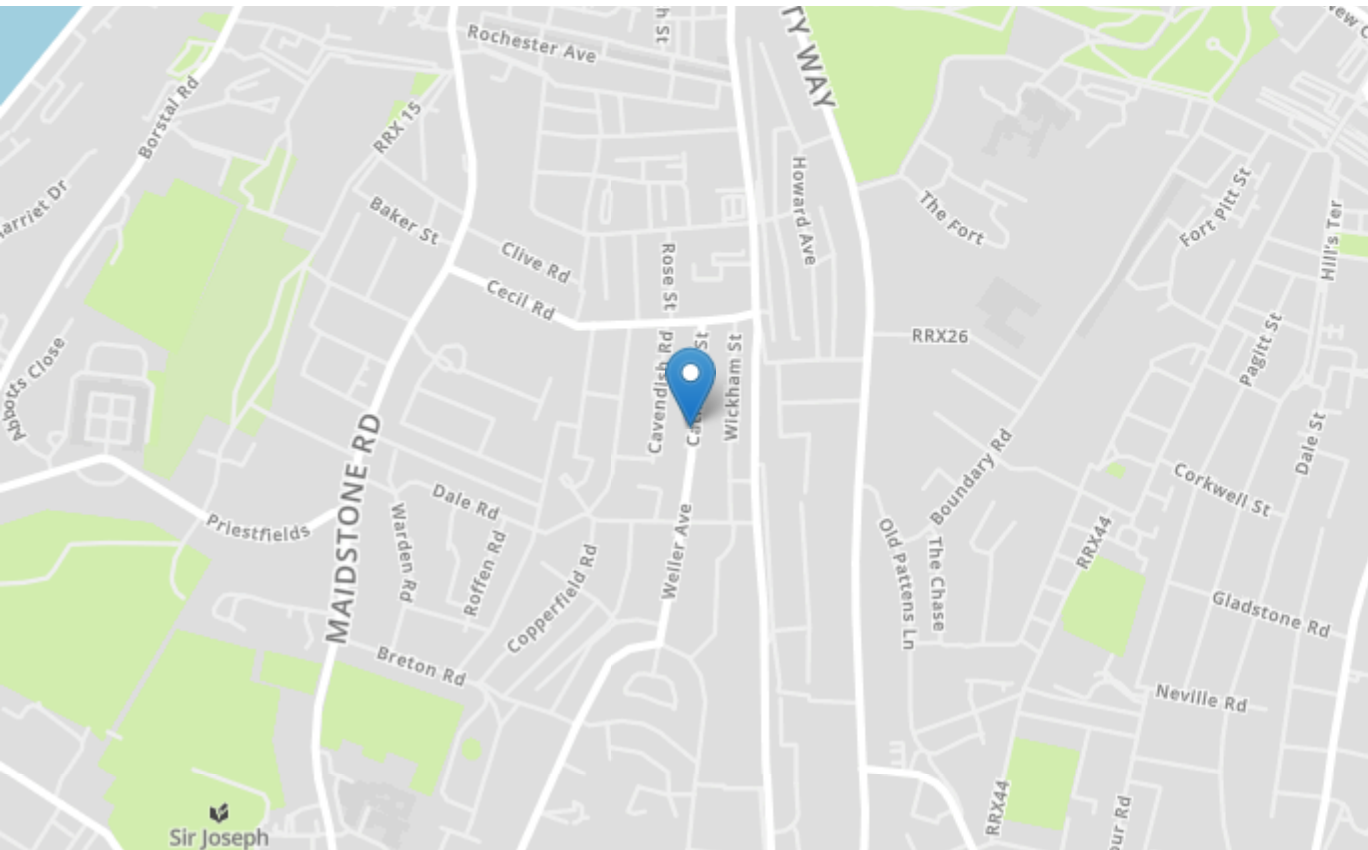
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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






## Property Location

Catherine Street, Rochester, Kent, ME1 2HL



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(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 B

### 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>.