



Two Bedroom Semi-Detached House
The Tideway, Rochester, Kent, ME1 2NN

£325,000
Freehold

The Tideway, Rochester, Kent, ME1 2NN

£325,000

Freehold

Description

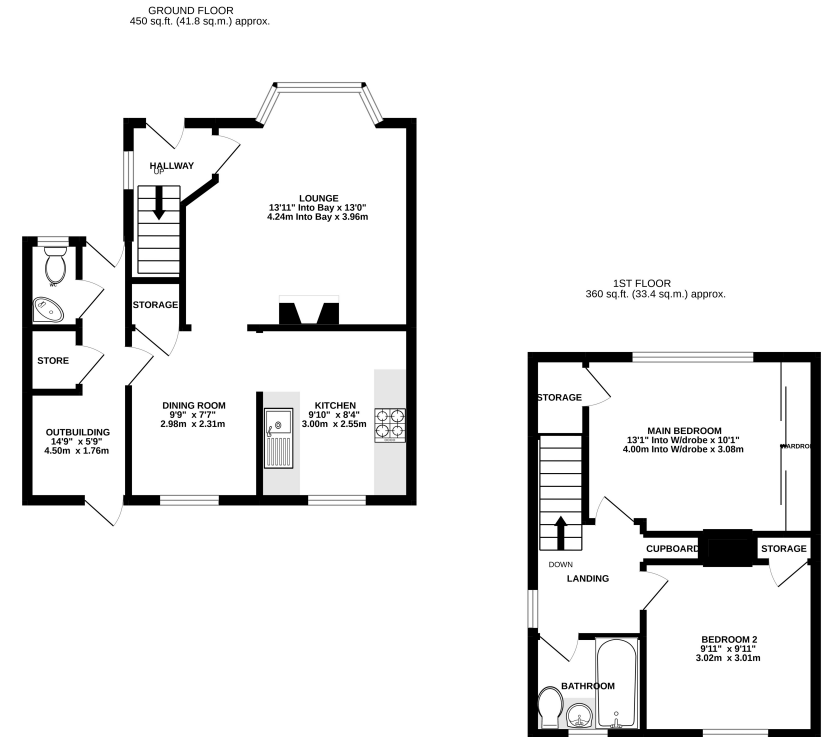
A fantastic two bedroom semi detached home in Rochester. The current owners have refurbished the property, it now boasts a magnificent Kitchen and Bathroom and is ready to move into. The accommodation comprises; entrance hall, lounge with feature bay window, separate dining room, modern fitted kitchen offering a range of fitted units, ample worksurfaces and integrated appliances. To the first floor you have two double bedrooms both with fitted wardrobes and a modern fitted bathroom suite with a rain shower over the bath. Moving outside you have great space with an outbuilding including WC. The rear Garden is enclosed with a fence surround, it is a lovely sunny Garden with an abundance of trees and shrubs, patio and decking area. Also for those Garden enthusiast's you have the option of having your own vegetable plots. This is a truly lovely property as will make a lovely home. Please call the sales team for further details.

Key Features

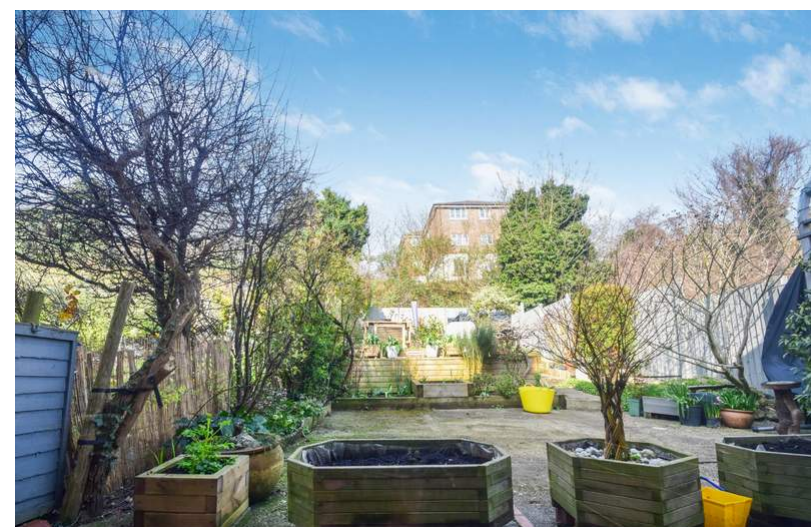
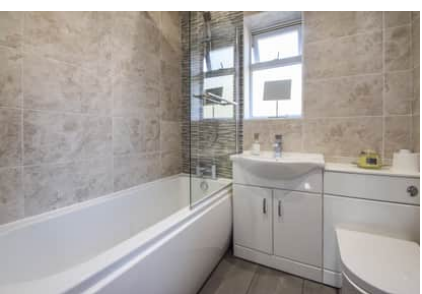
- Popular Location
- Semi detached
- Two double bedrooms
- Two reception rooms
- Modern fitted Kitchen / Bathroom
- Layered Garden with outbuilding
- Driveway for two cars
- Garden 76' X 28'

Local Area

Conveniently locates close to an array of local amenities or a short bus ride into historic Rochester high street to enjoy a coffee. High speed links into London from Rochester main line station. Local schools to include Delce academy, The Thomas Aveling School and there is also Sir Joseph Williams Mathematical School for Boys and Rochester Grammar Girls School. The area offers good transport links to the A2/M2, M20 and M25

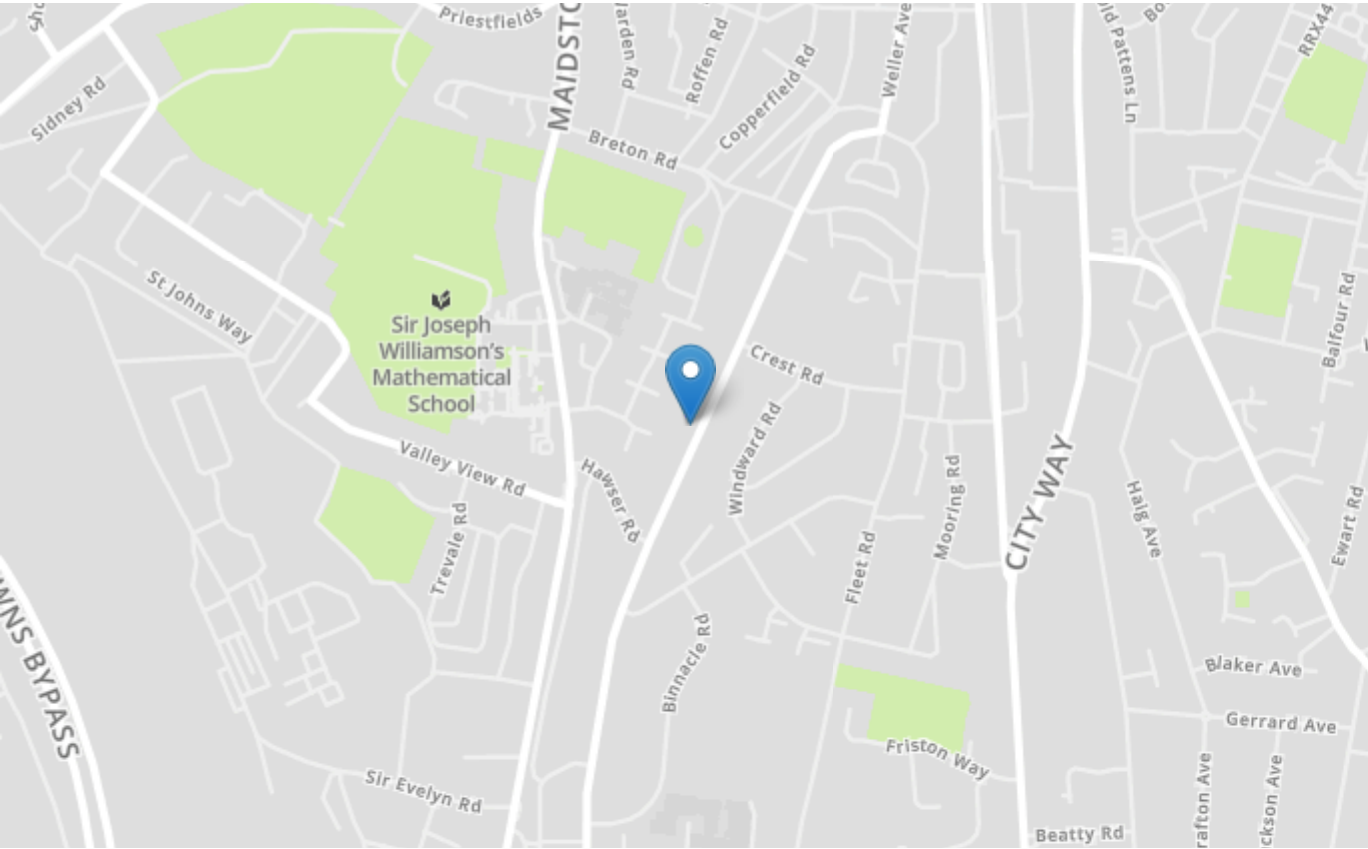



TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 ©2022



Property Location

The Tideway, Rochester, Kent, ME1 2NN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		83
(69 to 80)	C		
(55 to 68)	D	68	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Tenure	Freehold
Lease Term	N/A
Ground Rent	N/A
Service Charge	N/A
Local Authority	Medway council
Council Tax	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>.