

3 Bed Terraced In St Williams Way , Rochester, ME1 2NY

£325,000





SHORT DESCRIPTION

Property Ref: 14351 Welcome to this beautifully refurbished 3-bedroom end-of-terrace home located in the sought-after area of Rochester. Perfect for families, professionals, or those looking for versatile living spaces, this property offers a seamless blend of modern upgrades and unique features. This property is sold with NO ONWARD CHAIN! Key Features - Total Floor Area: 949 ft², with a 200ft² garage conversion. - Stunning 100ft garden - ideal for entertaining, gardening enthusiasts, or children to play. - Recently renovated throughout with new floors and carpets. - Stylish new kitchen with contemporary fittings and ample storage. - Modern new bathroom, finished to a high standard. - Converted garage offering a versatile 200ft² space, currently used as an office and gym - perfect for remote working or fitness. Ground Floor Step into the bright and welcoming hallway, leading to a spacious lounge/dining area bathed in natural light. The newly fitted kitchen boasts modern appliances, sleek countertops, and plenty of space for culinary adventures. First Floor Upstairs, you'll find three well-proportioned bedrooms, all freshly decorated and carpeted throughout and ready to move into. Each room has expansive built in wardrobe storage. The contemporary bathroom features high-quality fixtures, ensuring a luxurious experience. Exterior The expansive and versatile 100ft garden is a true highlight, offering a peaceful retreat with room for outdoor dining, gardening, and family fun. There is a patio near to the house and another terrace halfway up the garden - perfect for summer dining! An allotment at the back of the garden is a dream for a budding gardener! Location Situated on the desirable St Williams Way embankment with great views down into Rochester, this property benefits from excellent transport links, including easy access to Rochester town centre, train station (high-speed links to London), and local amenities. Outstanding schools, parks, and shops are within walking distance, making it an ideal location for families and professionals alike. --- This stunning home is move-in ready and offers a rare opportunity to secure a property with exceptional features and modern upgrades in Rochester. Don't miss out - book your viewing today! Property Type: Terraced Full selling price: £325000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: C EPC rating: D Measurement: Total 807.293 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Terrace, Patio Parking: On street Heating Type: Solar Water Chain Sale or Chain Free: Chain Free Possession of the property: Self-occupied -----

3

Bed Room(s)

1

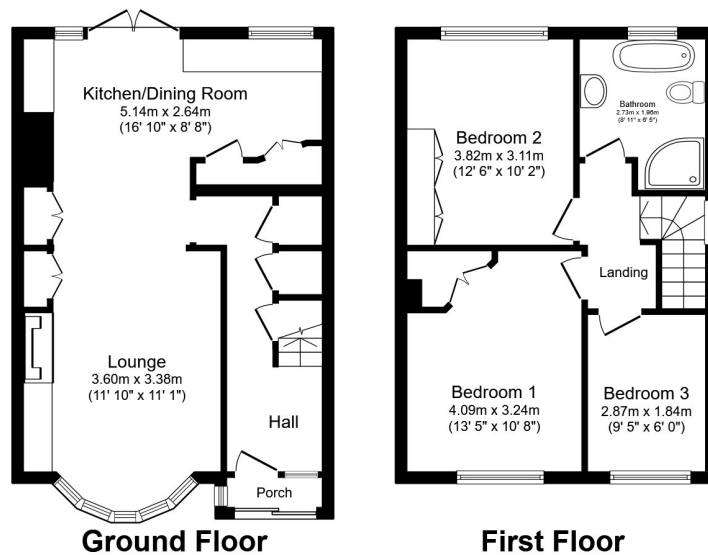
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 88.2 m² (949 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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