



# 118 Rochester Avenue

, Rochester, ME1 2DR

**Offers Around £250,000**



VIRTUAL TOUR AVAILABLE. NO FORWARD CHAIN. CELLAR. REAR GARDEN. MMS are offering for sale this great investment opportunity in this three bedroom terrace house in sought after Rochester. This 1900's property has been loved for the past 40+ years and is now in need of some modernization to make this another perfect family home. Rochester Avenue is set within close proximity and walking distance to the train station and the Historic part of the town which is home to Rochester Castle, Cathedral and cobbled high street with a range of shops, bars, restaurants and cafes. Accommodation on offer includes a convenient entrance porch, lounge, separate dining room, lobby area and shower room. The property also has the added bonus of a cellar/basement. To the first floor there are three bedroom with the third located off of the second. Added benefits include electric heating, double-glazed windows, a rear garden, a front court yard garden and NO CHAIN!! Council tax band B. Dont delay in booking your appointment to view.



## porch

**lounge 10'5" x 12'5" (3.20 x 3.81)**

this measurement was taken at the largest part of the room

**dining room 12'5" x 10'7" (3.80 x 3.24)**

this measurement was taken at the largest part of the room

**cellar 12'3" x 10'5" (3.74 x 3.20)**

this measurement was taken at the largest part of the room

**kitchen 8'9" x 6'3" (2.68 x 1.93)**

this measurement includes the fitted units

## lobby

## shower room

## stairs/landing

**bedroom 1 12'6" x 10'6" (3.82 x 3.22)**

this measurement was taken at the largest part of the room

**bedroom 2 9'3" x 10'8" (2.83 x 3.26)**

this measurement was taken at the largest part of the room

**bedroom 3 8'11" x 6'5" (2.72 x 1.97)**

this measurement was taken at the largest part of the room

## garden

## front court yard

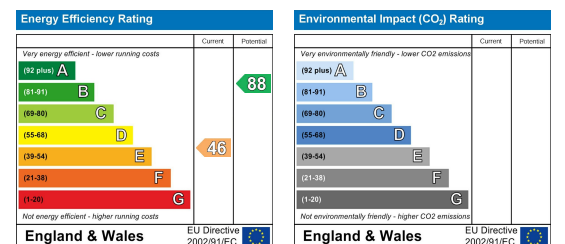
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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