



# 13 Warren Wood Road

Rochester ME1 2UB

**Offers Around £250,000**

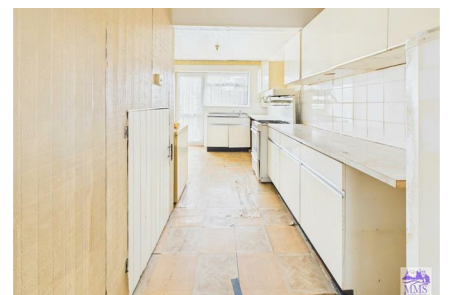


Nestled in the sought-after residential area of Warren Wood Road, Rochester, this charming terraced house presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms offer a versatile layout, perfect for both relaxation and entertaining. The house features an upstairs wet room, providing convenience and practicality for daily living. While the property requires updating, it is a blank canvas awaiting your personal touch, allowing you to design and renovate to your taste. The rear garden offers a delightful outdoor space, perfect for enjoying the fresh air or hosting gatherings.

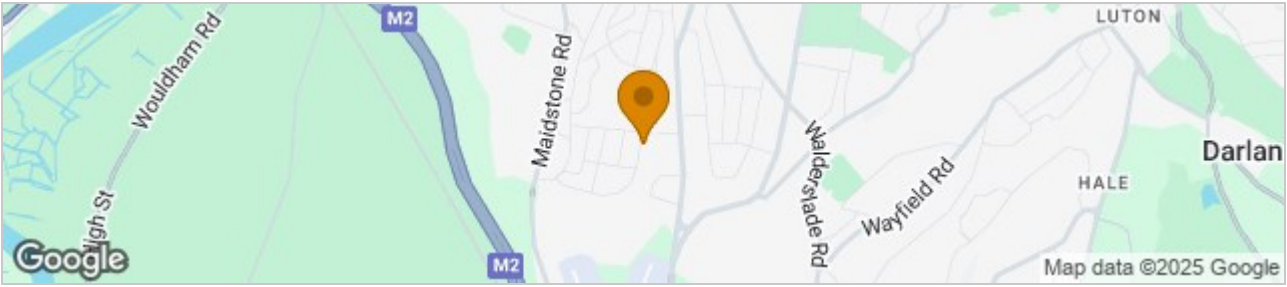
Parking is a first come first served on the road, ensuring ease of access for residents and visitors alike. This chain-free property is particularly appealing for buyers looking for a straightforward purchase process. With council tax band C, it presents a manageable cost for homeowners.

As the property is being sold with probate granted, it is an excellent opportunity for those looking to invest in a home in a popular area. The freehold status adds to the appeal, providing you with full ownership of the property and land.

In summary, this three-bedroom terraced house on Warren Wood Road is a fantastic opportunity for buyers seeking a project in a desirable location. With its potential for updating and a lovely garden, it is sure to attract interest from a variety of buyers. Don't miss your chance to make this house your home.



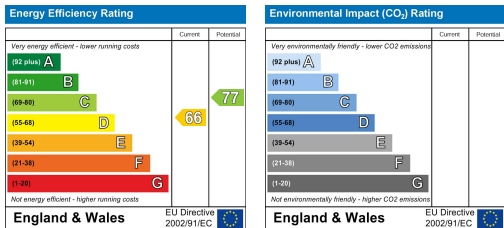
## Area Map



## Floor Plans

<p><b>Ground Floor</b></p>	<p><b>Approximate total area<sup>(1)</sup></b> 796 ft<sup>2</sup> 73.9 m<sup>2</sup></p>
<p><b>Floor 1</b></p>	<p>(1) Excluding balconies and terraces</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p><b>GIRAFFE360</b></p>

## Energy Efficiency Graph



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