



# 406 City Way Rochester ME1 2BQ

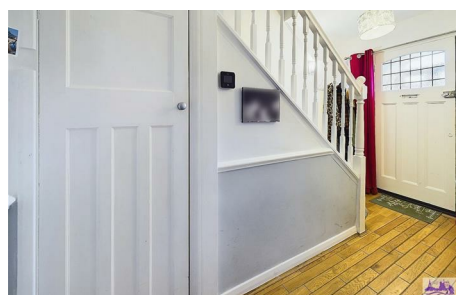
**Guide Price £400,000**



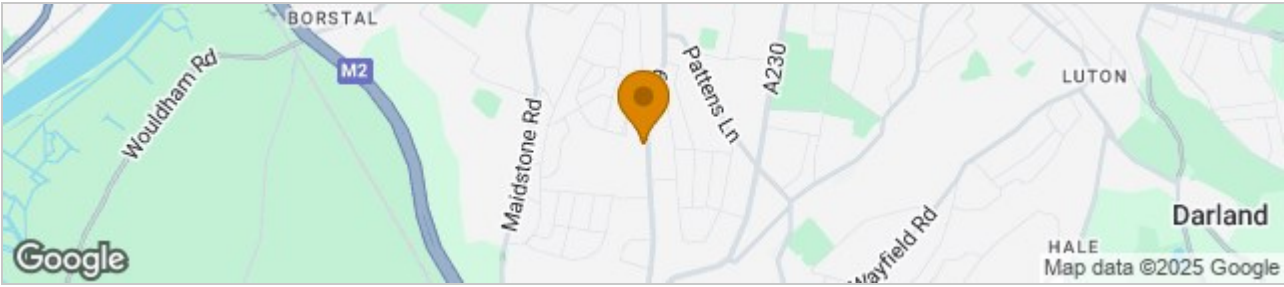
GUIDE PRICE £400,000 - £425,000

Nestled in the highly sought-after City Way area of Rochester, this charming mid-terrace house, built in 1935, offers a delightful blend of comfort and convenience. Spanning an impressive 1,184 square feet, the property boasts three well-proportioned bedrooms, making it an ideal family home. The large bathroom is thoughtfully designed, featuring both a bath and a separate shower, ensuring a relaxing space for all. The ground floor presents two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The kitchen diner is a wonderful space for culinary creativity and family meals, while a lean-to provides additional storage solutions, keeping your living areas clutter-free. One of the standout features of this property is the expansive rear garden, which includes a summer house equipped with power and light, offering a versatile space for hobbies, relaxation, or even a home office. The garden is a true oasis, perfect for outdoor gatherings or simply enjoying the fresh air. A driveway at the front of the house adds to the convenience, providing off-street parking in this bustling area. The location is particularly advantageous, with easy access to a variety of amenities. Families will appreciate the proximity to both boys' and girls' Grammar schools, as well as St John Fisher secondary school, located on the same road. Additionally, local shops, Rochester station, and the vibrant Rochester High Street are just a stone's throw away, ensuring that everything you need is within easy reach.

This property is in council tax band C, making it an attractive option for those looking to settle in a desirable area without compromising on space or amenities. Don't miss the opportunity to make this lovely house your new home.



# Area Map



# Floor Plans



Ground Floor



Floor 1



Approximate total area<sup>®</sup>  
1002.23 ft<sup>2</sup>  
93.11 m<sup>2</sup>

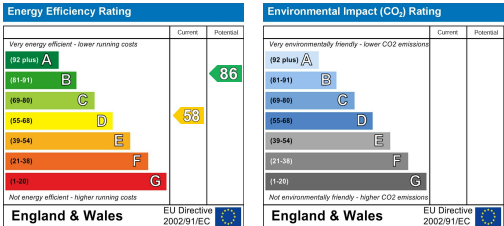
(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

# 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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