



# 13 Warren Wood Road

Rochester ME1 2UB

**Offers Around £250,000**

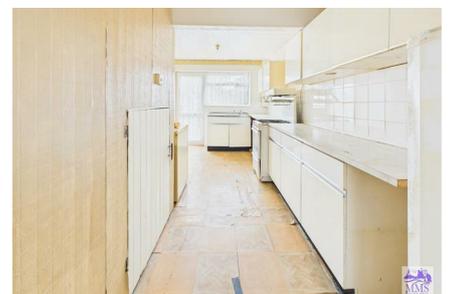


Nestled in the sought-after residential area of Warren Wood Road, Rochester, this charming terraced house presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting 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.

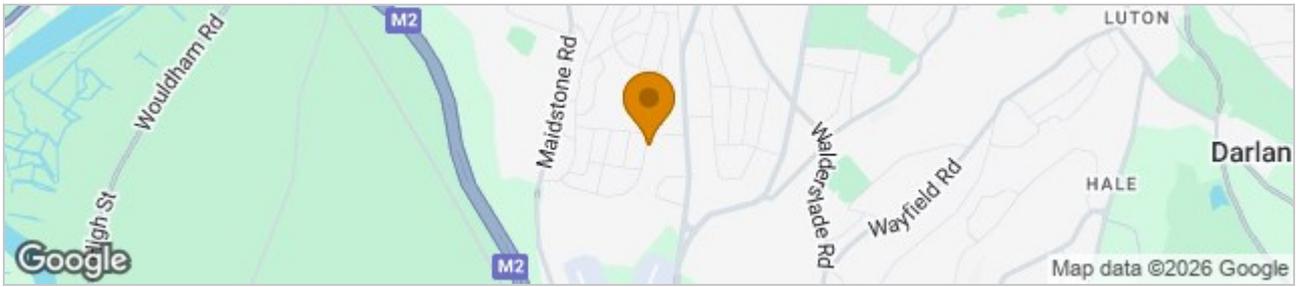
Parking is a first come first served on the road, ensuring ease of access for residents and visitors alike. This chain-free property is particularly appealing for buyers looking for a straightforward purchase process. With council tax band C, it presents a manageable cost for homeowners.

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.



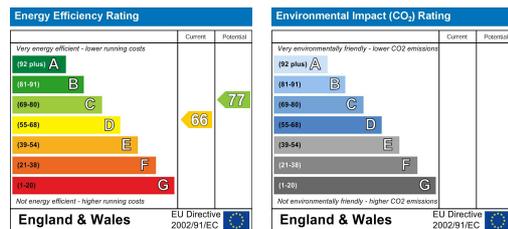
## Area Map



## 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



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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