



## 16 Nickleby Close, Rochester, ME1 2LE

### VIRTUAL TOUR AVAILABLE

Welcome to this charming semi-detached house located on the desirable Nickleby Close in Rochester. This well-maintained property boasts a spacious 731.95 sq ft of living space, perfect for a family looking for a new home.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing with loved ones. The property features three lovely bedrooms, offering plenty of space for a growing family or guests. With a ground floor shower room and a first floor cloakroom, convenience is at the forefront of this home.

Built in 1951, this house exudes character and charm while also providing modern amenities for comfortable living. The front and rear gardens are perfect for enjoying the outdoors space and offers potential for off road parking to be created (subject to planning)

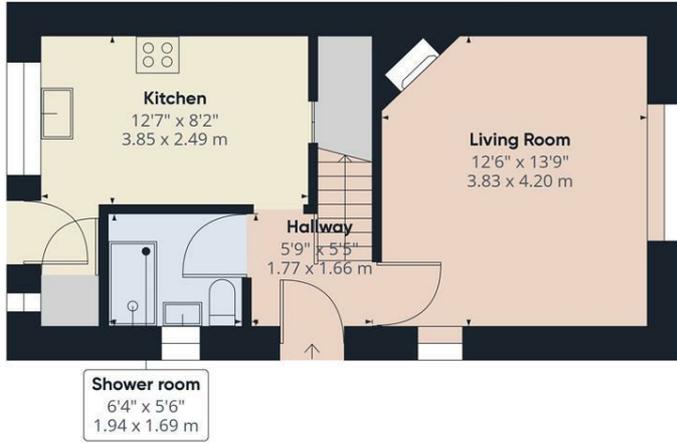
Located in a sought-after area, this property offers not just a house, but a home in a community that values peace and tranquillity.

Don't miss the opportunity to make this lovely house your own and create lasting memories in this wonderful neighbourhood.

COUNCIL TAX BAND C

- THREE BEDROOMS
- BATHROOM
- 2ND TOILET
- LOUNGE
- KITCHEN
- REAR GARDEN
- FRONT GARDEN
- VIEWING ADVISED
- COUNCIL TAX BAND C

**£350,000**



Ground Floor

Approximate total area<sup>m</sup>  
735.1 ft<sup>2</sup>  
68.29 m<sup>2</sup>



Floor 1

(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.

GIRAFFE 360

