



## 15 West Street

Rochester ME2 3XG

**Guide Price £230,000**



Nestled on West Street in the charming area of Frindsbury, Rochester, this delightful end-terrace house presents an excellent opportunity for first-time buyers or those seeking a cosy home. Spanning a comfortable amount of square feet, the property boasts two spacious double bedrooms, providing ample room for relaxation and rest. The two inviting reception rooms offer versatile spaces that can be tailored to your lifestyle, whether for entertaining guests or enjoying quiet evenings at home.

The fitted kitchen is both practical and functional, making meal preparation a pleasure, while the well-appointed bathroom ensures comfort and convenience. The vendors are generously offering to include several furnishings within an agreed sale price, such as sofas, wardrobes, and a dining room table and chairs, making it easier for you to settle in without the hassle of immediate purchases.

Step outside to discover a rear garden, perfect for enjoying the fresh air or hosting summer gatherings. The property is conveniently located close to local amenities, ensuring that daily necessities are just a stone's throw away. With a council tax band of B and an Energy Performance Certificate (EPC) rating of D, this home is not only inviting but also practical in terms of ongoing costs. This end-terrace house on West Street is a wonderful starter home that combines comfort, convenience, and potential. Do not miss the chance to make it your own.



## Area Map



## Floor Plans

**Living Room**  
10'0" x 11'2"  
3.06 x 3.42 m

**Dining Room**  
10'1" x 11'2"  
3.10 x 3.42 m

**Kitchen**  
7'9" x 6'1"  
2.36 x 1.87 m

**Bathroom**  
6'5" x 5'10"  
1.96 x 1.78 m

**Hallway**

Ground Floor

**MMS**  
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Approximate total area<sup>(1)</sup>  
559 ft<sup>2</sup>  
51.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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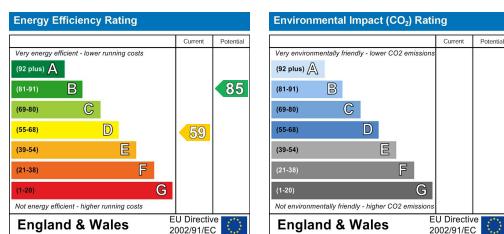
**Bedroom**  
9'11" x 11'1"  
3.03 x 3.39 m

**Bedroom**  
10'3" x 11'2"  
3.14 x 3.41 m

**Landing**

Floor 1

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.