



5 Goddings Drive

Borstal ME1 3BA

Price Guide £375,000



Price Guide £375,000 - £400,00 Located in the charming cul-de-sac of Goddings Drive, Borstal, Rochester, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. One of the standout features of this home is its picturesque river views, allowing you to enjoy the serene beauty of nature right from your doorstep. The property also boasts parking for two vehicles one being the garage space, ensuring that you and your guests have ample space. Situated within walking distance of the historic town of Rochester, you will find yourself surrounded by a wealth of local amenities. The area exudes a village vibe, complete with a CO-OP, doctors' surgery, general store, and a village hall, making daily errands a breeze. Additionally, the property falls within the catchment area for esteemed grammar schools, making it an excellent choice for families prioritising education.

This home is not just a place to live; it is a lifestyle choice, offering a peaceful retreat while being close to the vibrant life of Rochester. Whether you are looking to settle down or invest, this property presents a wonderful opportunity to enjoy all that this lovely area has to offer. Council tax band C. EPC rating TBC



Area Map



Floor Plans

Ground Floor

- Entry: 2'5" x 5'0" (0.75 x 1.54 m)
- Hallway: 3.38 x 1.74 m
- Kitchen: 8'8" x 8'4" (2.65 x 2.54 m)
- Lounge: 23'1" x 11'4" (7.06 x 3.46 m)

Approximate total area⁽¹⁾
769 ft²
71.5 m²

Floor 1

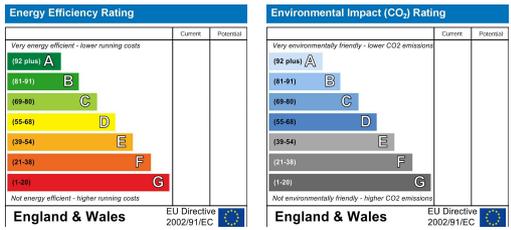
- Bedroom: 6'11" x 6'8" (2.12 x 2.05 m)
- Landing: 10'0" x 5'6" (3.07 x 1.69 m)
- Bathroom: 5'5" x 6'3" (1.65 x 1.92 m)
- Bedroom: 11'11" x 8'7" (3.65 x 2.62 m)
- Bedroom: 10'10" x 8'11" (3.31 x 2.72 m)

(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.

GIRAFFE360

Energy Efficiency Graph



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