

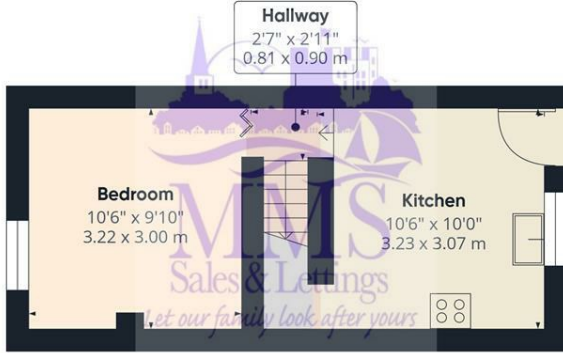
## 68 Borstal Street, Borstal, ME1 3HL

GUIDE PRICE £240,000 - £250,000

Situated on Borstal Street in the historic town of Rochester, this charming mid-terrace house offers a versatile living space spread over three floors, encompassing approximately 969 square feet. Built in 1900, the property retains a sense of character while presenting an excellent opportunity for refurbishment, allowing you to create your ideal home. Upon entering, you are greeted by a welcoming lounge that leads to a generously sized bathroom on the ground floor. Descending to the lower ground level, you will find a flexible space that can serve as either a bedroom or a reception room, alongside a functional kitchen. This level also provides access to a large rear garden, predominantly laid to lawn, perfect for outdoor activities and relaxation. The top floor houses two additional bedrooms, making this property suitable for families or those seeking extra space for guests or a home office. While the property does require some refurbishment, it holds immense potential to become a delightful residence tailored to your tastes. Borstal is situated in the desirable ME1 area of Rochester, known for its excellent amenities, including schools for all ages, including both boys and girls grammar schools. The property also boasts convenient motorway links, making it an ideal location for commuters. With an Energy Performance Certificate (EPC) rating of D and a council tax band of C, this property represents a fantastic opportunity for those looking to invest in a home in a vibrant community. Don't miss the chance to transform this house into your dream home in the heart of Rochester.

- 2/3 BEROOMS
- 1/2 RECEPTION ROOMS
- FITTED KITCHEN
- LARGE BATHROOM
- LARGE REAR GARDEN
- EPC RATED D
- COUNCIL TAX BAND C
- GUIDE PRICE £240,000 - £250,000
- SOUGHT AFTER LOCATION

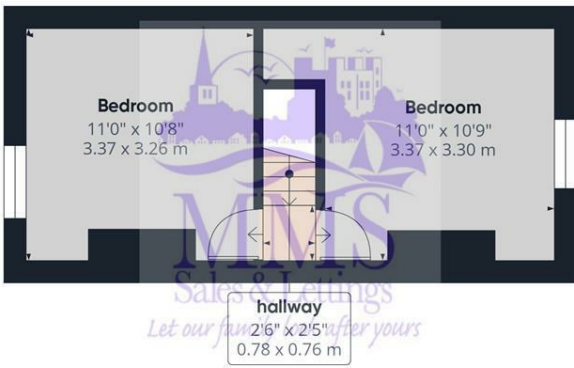
**£240,000**



Ground Floor



Floor 1



Floor 2

Approximate total area<sup>m</sup>  
724 ft<sup>2</sup>  
67.3 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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