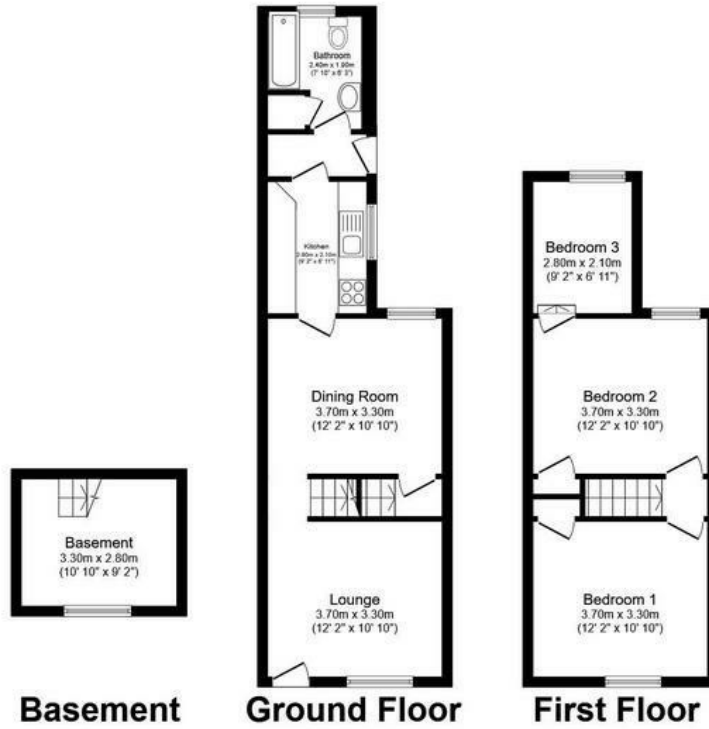




## 3 Church Street, Rochester, ME1 2DA

Lovely family home in sought after Rochester Close to many amenities. This three bedroom family home in Rochester is situated within walking distance to Rochester High Street, Station and many schools including boys and girls Grammars and internal viewings are highly recommended. Upon entering you will find a nice size lounge and 2nd reception room offering access to a handy cellar which is perfect for storage. The galley kitchen is modern with plenty of cupboard space. At the rear you will find the family bathroom. To the first floor there are three bedrooms two of which are doubles and the third is located off of the 2nd. Out side the garden is a court yard style with modern patio and fencing for easy maintenance. Additional benefits include central heating and double glazed windows. Call the office today to book your internal viewing.  
Council Tax Band B  
EPC Rated C

**£260,000**



Total floor area 84.4 sq.m. (909 sq.ft.) approx

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">89</span>  <span style="font-size: 2em; font-weight: bold;">70</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC