



Rochester Road, Cuxton, Rochester, ME2 1AD
Guide Price £375,000



Guide Price: £375,000 – £395,000


In need of modernisation throughout, this detached split level bungalow arranged over two floors offers an exciting opportunity to update and re-model, creating versatile living space with stunning rear views across the River Medway and surrounding countryside (any work subject to necessary planning permissions/consents).

Accommodation includes front facing bedrooms, a rear living room and bathroom taking full advantage of the outlook, and a lower ground floor currently comprising kitchen, utility and dining area with scope for reconfiguration.

Externally, there is a driveway, car port and generous front garden, plus a large rear garden with raised deck, two sheds, and an outside WC.

Requiring work throughout and offered with no onward chain, this is a rare opportunity to create a standout home.

- Detached Split-Level Bungalow
- Requires Modernisation Throughout
- Beautiful River & Countryside Views
- 2 Well-Proportioned Bedrooms
- 2 Large Reception Rooms
- Utility Area
- No Onward Chain
- EPC Awaited

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





ACCOMMODATION:

GROUND FLOOR

Entrance Hall 12'10 x 3'04 (3.91m x 1.02m)

Bedroom 1 12'07 x 11'00 (3.84m x 3.35m)

Bedroom 2 12'08 x 11'01 (3.86m x 3.38m)

Living Room 13'08 x 12'01 (4.17m x 3.68m)

Family Bathroom 7'08 x 4'09 (2.34m x 1.45m)

LOWER GROUND FLOOR

Utility Area 12'03 x 5'10 (3.73m x 1.78m)

Kitchen 10'01 x 8'11 (3.07m x 2.72m)

Dining Room 11'04 x 10'03 (3.45m x 3.12m)

EXTERNALLY

Front Garden

Driveway

Carport

Rear Garden 84' (25.60m)

Two Timber Sheds



Awaiting Floor Plan

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