



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



Guide Price: £375,000 – £395,000

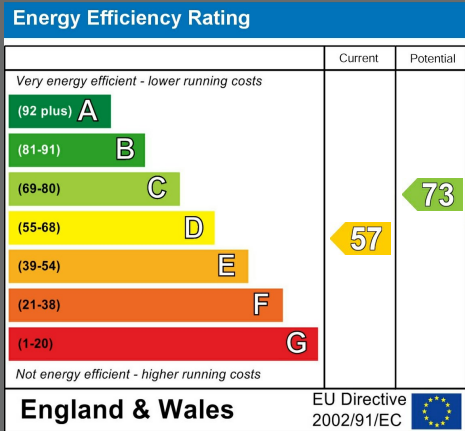
In need of modernisation throughout, this detached split level bungalow arranged over two floors offers an exciting opportunity to update and re-model, creating versatile living space with stunning rear views across the River Medway and surrounding countryside (any work subject to necessary planning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





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

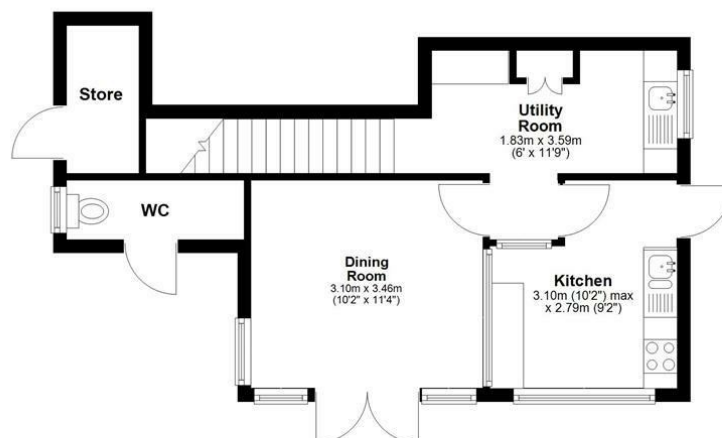
Outside Toilet 8'09 x 2'08 (2.67m x 0.81m)



Ground Floor



Lower Ground Floor



Total area: approx. 99.9 sq. metres (1075.6 sq. feet)

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

