



**Castle Avenue, Rochester, ME1 2DU**  
**Offers Over £280,000**

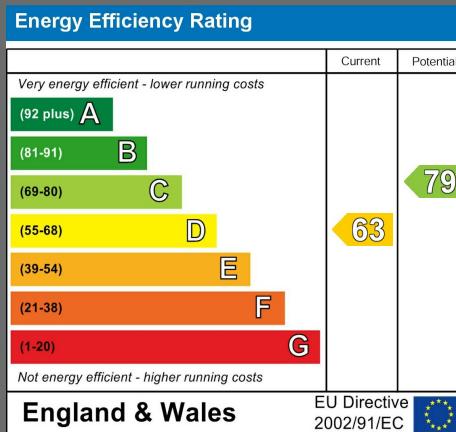
This good sized and versatile four-bedroom mid-terraced home offers flexible accommodation across three floors and is positioned within walking distance of Rochester High Street and the mainline train station, making it an convenient location.

The ground floor comprises two bedrooms, with the front room offering the option to be used as an additional sitting room if desired. On the lower ground floor, you'll find a spacious open-plan kitchen and living area, a rear lobby with access to the garden, and a family bathroom. The first floor completes the accommodation with a further two bedrooms.

Externally, the property enjoys a generous rear garden, extending to approximately 70ft and mainly laid to lawn perfect for families or outdoor entertaining.

Offered to the market with No Onward Chain, this property is ready for its new owners to move in and make their own.

- No Onward Chain
- Good Sized Terraced House
- 4 Bedrooms
- Accommodation Over 3 Floors
- Generous Sized Open Plan Kitchen/Living Area
- Bathroom
- Rear Garden Extending to Approx 70'
- Popular & Convenient Location
- EPC Rating D
- Council Tax Band C





#### Ground Floor

#### Entrance Hall

**Bedroom 9'7 x 10'11 (2.92m x 3.33m)**

**Bedroom 9'10 x 10'10 (3.00m x 3.30m)**

#### Lower Ground Floor

**Open Plan Kitchen/Living Area 27'2 x 12'3 (8.28m x 3.73m)**

#### Rear Lobby

#### Bathroom

#### First Floor

**Bedroom 11 x 12'7 (3.35m x 3.84m)**

**Bedroom 10'10 x 11'7 (3.30m x 3.53m)**

#### External

#### Rear Garden 70 (21.34m)

#### Local Area Information For Rochester

A popular residential location offering the perfect balance of convenience and character. Situated just a short distance from Rochester High Street, residents benefit from a wide selection of shops, cafés, bars, and restaurants, along with the area's vibrant cultural scene.

The historic Rochester Castle and Rochester Cathedral are nearby, providing beautiful surroundings and a sense of heritage, while the River Medway offers scenic walks and open space to enjoy.

For commuters, Rochester's mainline train station offers frequent services to London St Pancras, London Victoria, and Charing Cross, with journey times from around 35 minutes, making it an ideal location for those travelling into the capital. Road connections are also excellent, with easy access to the A2, M2, and M20.

Families will appreciate the selection of well-regarded local schools, both primary and secondary, including the renowned Kings School Rochester.

#### ADDITIONAL INFORMATION

Freehold

Council Tax Band C

EPC Rating D

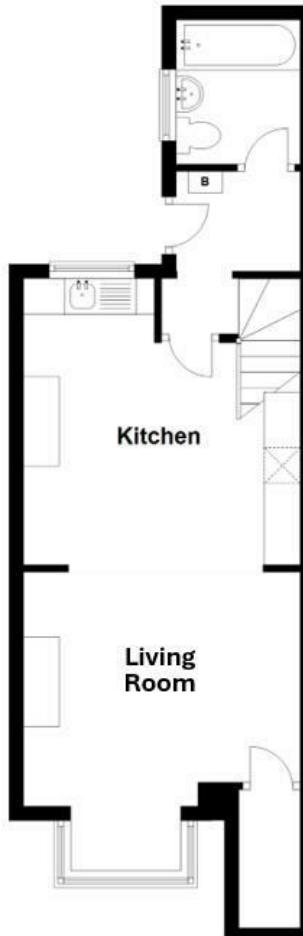
Double Glazing

Gas Central Heating

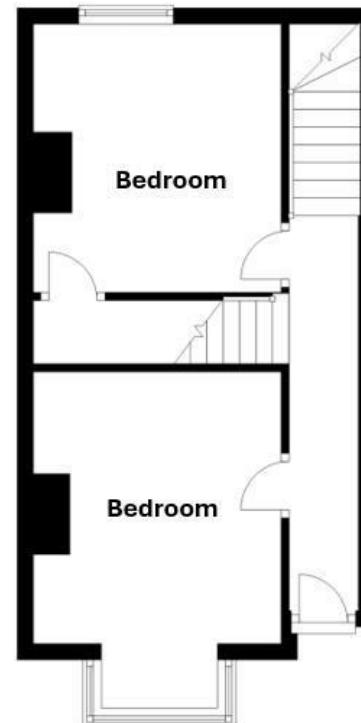


**Lower Ground Floor**

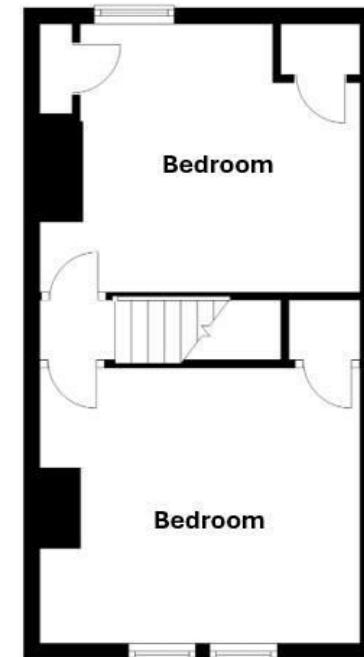
Approx. 36.6 sq. metres (394.5 sq. feet)


**Ground Floor**

Approx. 31.2 sq. metres (336.2 sq. feet)


**First Floor**

Approx. 30.5 sq. metres (328.4 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 prefix EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979



Certificate No: 15220/1

