



## Rochester Avenue, Rochester

**£1,300 pcm** Freehold

2 Bedroom Victorian Terrace House • Close proximity to Rochester High Street • Walking distance to Main Line Station • 2 separate reception rooms • Front & Rear Garden • Parking for 1 car to rear of the property • Offered unfurnished • Close to amenities • Great Transport Links • Available End of April

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Estate Agent



This charming two-bedroom Victorian terrace house offers an appealing blend of period character and modern convenience, perfectly situated within close proximity to the vibrant Rochester High Street. The property is ideally located for commuters, with the main line station just a short walk away and excellent transport links providing easy access to London and the surrounding areas.

Inside, the accommodation is arranged over two floors and features two separate reception rooms, creating flexible living spaces that can be adapted to suit your lifestyle, whether you need a formal dining area, a comfortable lounge, or a home office. The kitchen is thoughtfully designed to maximise storage and workspace, making it a practical hub for every-day living. Upstairs, you will find two well-proportioned bedrooms, each offering ample natural light and space for bedroom furnishings. The family bathroom is finished in a neutral style, providing a relaxing environment for your daily routine.

Offered unfurnished, the property allows you the freedom to personalise the interiors to your own taste and requirements. Additional benefits include gas central heating, double glazing for added comfort and efficiency, and practical storage options throughout. For those with a vehicle, the property boasts the convenience of dedicated parking for one car to the rear, a rare advantage in this sought-after location.

The home is situated within easy reach of local amenities, including shops, cafes, and schools, making it an excellent choice for professionals, couples, or small families seeking a well-connected and welcoming home.

Available from the end of April, this delightful Victorian terrace presents a wonderful opportunity to enjoy all the benefits of living in a popular and historic area, with the added advantage of modern comforts and a flexible, unfurnished layout. Early viewing is highly recommended to fully appreciate the charm and practicality of this inviting property, which combines period features with an unbeatable location close to both the heart of Rochester and excellent transport connections. Do not miss the chance to make this attractive house your next home and enjoy the unique lifestyle that comes with living in such a well-situated and characterful residence. Contact us today to arrange your appointment and discover everything this lovely Victorian terrace has to offer.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

