



Cross Street, Rochester, ME2 3AE  
Guide price £230,000



WOW! SPACE, SPACE AND MORE SPACE! OVER 1100 SQ FT !

Tucked away from passing traffic is this amazing 2/3/4 bedroom home with bundles to offer! Be quick as this will not be on for long so call Town and City Homes and find out the next available viewing time!



Homes like this don't come around that often so you will not want to hang around in booking your viewing. The current owners have made this two bedroom property into a secret Tardis.

On the top floor there is super usable loft room where you can sit and open the Velux style roof windows and listen to the concerts that play in Rochester Castle, and the views are delightful!

On the first floor there are two great size double bedroom's and a modern family shower room. All three rooms are separate so no need to go through one to get to another.

On the ground floor you have a gorgeous cosy living room which leads you into the good size dining room and the absolutely stunning kitchen. For those who need another room for home office/gym or maybe an occasional 3rd/4th bedroom then the basement has been cleverly arranged exactly for this.

If this wasn't enough there is also a really handy utility/boot room to keep all the noisy messy things in a covered safe area and allows plenty of light in and offering plenty of storage.

For those who enjoy a cold glass of something in the sun this low maintenance garden has a southerly aspect ensuring you get the most enjoyment of our summer months, especially in these current circumstances.

Overall this wonderful home has more to offer than most of this type and has been lovingly cared for so the luck new owners can move in without having to do anything so call us today and find out when the earliest viewing tour is available as we think you will be impressed.

Strood, Rochester has lots to offer with a choice of good schools all within walking distance, or a short

bus ride/drive.

One of the many reasons people move out of London or busier more dense towns to Strood, Rochester is the excellent commuter links either by rail or road and the life and enjoyment that comes from living near the River Medway. Wonderful walks, historic castles and exciting leisure activities are there for all to enjoy. If country walks and open space is what you crave then its all on your doorstep along with benefitting from the conveniences that the town has to offer.

### Entrance

Lounge 12'1 x 10'4 (3.68m x 3.15m)

Dining Room 12'1 x 10'6 (3.68m x 3.20m)

Kitchen 8'1 x 6'3 (2.46m x 1.91m)

Basement 12' x 10'6 (3.66m x 3.20m)

Utility Room 13'6 x 12' (4.11m x 3.66m)

### Landing

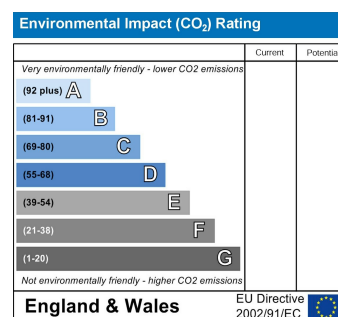
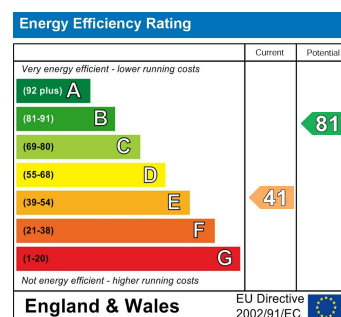
Main Bedroom 12'2 x 10'5 (3.71m x 3.18m)

Bedroom 2 9'4 x 7'6 (2.84m x 2.29m)

Bathroom 8'3 x 6'5 (2.51m x 1.96m)

Loft Room 18' x 12'2 (5.49m x 3.71m)

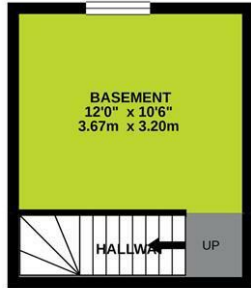
Garden 20' (6.10m)



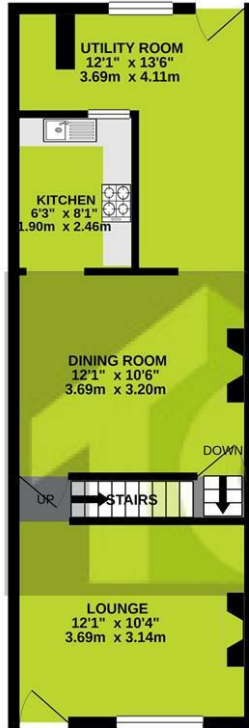




BASEMENT  
169 sq.ft. (15.7 sq.m.) approx.



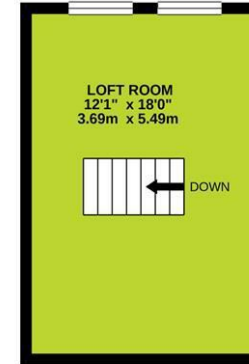
GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



2ND FLOOR  
218 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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