



**Price**  
**£230,000**

**Freehold**

2x  1x  1x 

**Rochester Street,  
Chatham, Kent, ME4**

*Wards*  
Helping you move forwards

## Main features

- Useful cellar room which can be used as an office or additional bedroom
- Close to good transport links
- Within walking distance of Chatham station
- In need of modernisation, perfect opportunity to make this your dream home
- Great for investors looking to add to their portfolio

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'9 x 13'8 (4.19m x 4.17m)

Dining Room: 12'0 x 9'0 (3.66m x 2.75m)

Bathroom: 8'5 x 7'8 (2.57m x 2.34m)

Cloak Room: 4'6 x 2'6 (1.37m x 0.76m)

### BASEMENT

Kitchen: 10'9 x 8'5 (3.28m x 2.57m)

Cellar Room: 11'9 x 10'4 (3.58m x 3.15m)

Cellar Room 2: 14'1 x 13'7 (4.30m x 4.14m)

### FIRST FLOOR

Landing

Bedroom 1: 13'1 x 11'5 (3.99m x 3.48m)

Bedroom 2: 12'1 x 9'4 (3.69m x 2.85m)

### OUTSIDE

Front & Rear Garden



### Nearest Schools

Primary Schools: St Michael's RC Primary 0.1 miles, Balfour Junior School 0.4 miles, Phoenix Junior Academy 0.4 miles

Secondary Schools: St John Fisher Catholic Comprehensive School 0.1 miles, Fort Pitt Grammar School 0.3 miles, Trinity School 0.6 miles

Further Education: St John Fisher Catholic Comprehensive School 0.1 miles, Fort Pitt Grammar School 0.3 miles, Holcombe Grammar



### Transport Information

Train Stations: Chatham 0.2 miles, Rochester 0.7 miles, Strood 1.5 miles



### Address

Rochester Street, Chatham, Kent, ME4



### Directions

For directions to this property please contact us.

**Call Chatham - 01634 841243 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



10435262/20230615/AP/PN18