



### Richard Street, Rochester, ME1 2EB

Asking Price £210,000

- No Chain
- Perfect For Investment/First Time Buyer
- Close To Historical Rochester
- Rear Garden

# 19 Richard Street, Rochester ME1 2EB

This two bedroom Mid-Terraced property is located in a quiet close in Rochester, within walking distance of Historic Rochester High Street, as well as local shops, restaurants, cafes and bars, not to mention the Historic Castle and Cathedral. Rochester Rail Station with excellent commuter connections into London Victoria and high speed links to London St Pancras, Ebbsfleet and Stratford International is within easy walking distance. The property is offered for sale, chain free, and would make an ideal first home or investment opportunity. Call the friendly Sales team today for your earliest appointment to view.



2



1



2



D

Council Tax Band: B



## **Lounge**

11'9" x 10'5"

Double glazed window to front. Radiator.

## **Dining Room**

11'9" x 10'5"

Double glazed window to rear.

## **Kitchen**

9'2" x 5'10"

Double glazed door and window to side. Base and eye level cupboards and drawer units. Built in oven and hob. (NOT TESTED) Wall mounted 'Worcester' gas fired boiler for hot water and central heating.

## **Landing**

### **Bedroom 1**

11'9" x 10'5"

Double glazed window to front. Radiator.

### **Bedroom 2**

11'9" x 10'5"

Double glazed window to rear. Radiator. Door to:

## **Bathroom**

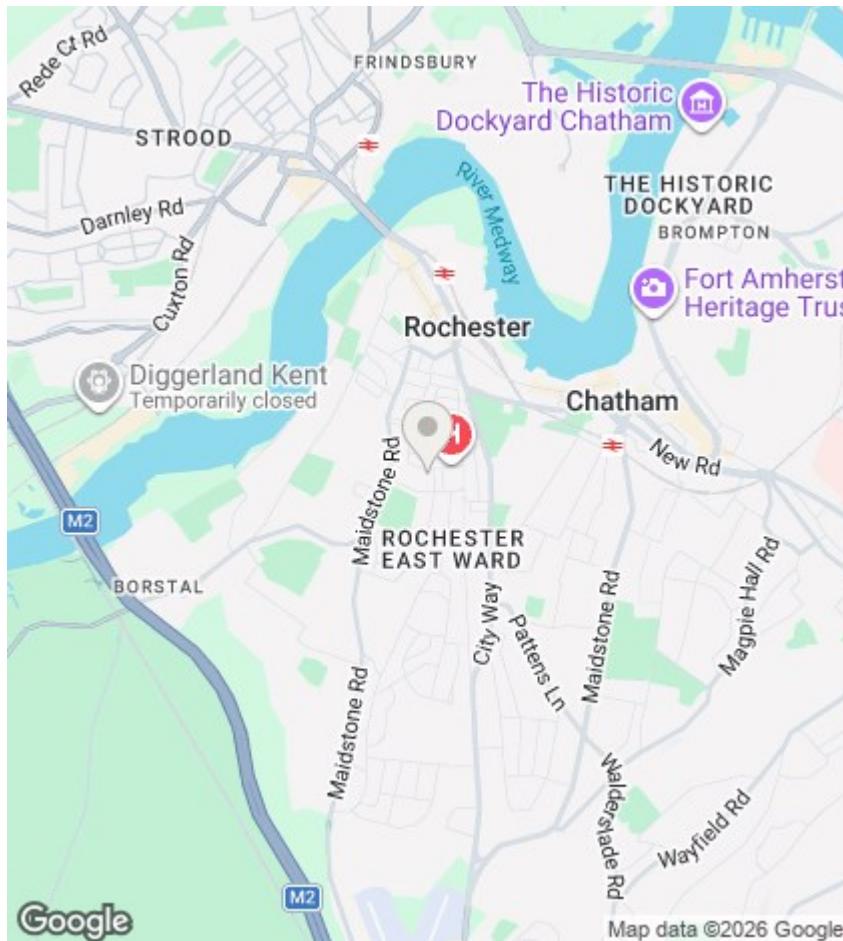
9'2" x 5'10"

White suite comprising of bath, pedestal wash hand basin. Low level W/C. Radiator.

## **Exterior**

### **Rear**

Small rear garden.



## Directions

## Viewings

Viewings by arrangement only. Call 01634 578484 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	