

Cecil Road, Rochester, ME1 2HR  
Asking price £280,000

The Homes Group are delighted to present to the market this newly decorated three-bedroom family home. Set in a sought-after location, between Rochester town center/Rochester Station and the popular Rochester Grammar Schools, this house would make the ideal first purchase or Buy-to-Let investment property.

Benefits include: Three bedrooms, two separate reception rooms, fitted kitchen with electric oven and induction hob, bathroom with modern white suite and heated towel rail, double glazing, central heating, rear garden with artificial grass, external drying room, front yard, period features - feature fireplaces, panel doors, picture rails, and plaster works. Offered VACANT with NO CHAIN.

The layout of the rooms as below:

### Entrance Hall

### Lounge

13'2 (into bay) x 10'11 (4.01m (into bay) x 3.33m)

### Dining room

12'0 x 10'6 (3.66m x 3.20m)

### Kitchen

9'10 x 7'2 (3.00m x 2.18m)

### Bathroom

7'1 x 5'8 (2.16m x 1.73m)

### Drying room (external access)

7'10 x 4'0 (2.39m x 1.22m)

### Landing

### Bedroom one

13'2 x 10'11 (4.01m x 3.33m)

### Bedroom two

12'0 x 8'1 (3.66m x 2.46m)

### Bedroom three

9'9 x 7'2 (2.97m x 2.18m)

### Rear garden

26' x 13' (7.92m x 3.96m)

**Tenure: FREEHOLD**

**Council Tax: Band B**





**Ground Floor**  
Approx. 43.5 sq. metres (468.6 sq. feet)



**First Floor**  
Approx. 35.4 sq. metres (380.9 sq. feet)



Total area: approx. 78.9 sq. metres (849.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b> 
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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