THE HOMES GROUP

Cecil Road, Rochester, ME1 2HR

Asking price £280,000

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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)

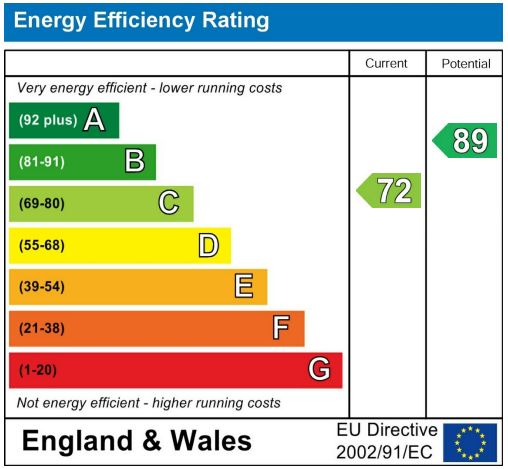
**Bedroom three**
9'9 x 7'2 (2.97m x 2.18m)

**Rear garden**
26' x 13' (7.92m x 3.96m)

**Tenure: FREEHOLD**

**Council Tax: Band B**

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




## 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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71-75 Shelton Street, London, WC2H 9JQ
T: 01322 875000 | E: info@thehomesgroup.co.uk
thehomesgroup.co.uk