



205, Rushdean Road,  
Rochester, ME2 2QB

Offers In The Region  
Of £260,000



- 2 Bedroom Middle Terrace House
- Recently Fitted Kitchen with Integrated Appliances
- Off Road Parking
- Ideal First Purchase



## 205 Rushdean Road, Rochester, Kent, ME2 2QB



### PROPERTY DESCRIPTION

Attention first time buyers, we think you will be impressed with what this two bedroom house has to offer and recommend you take a look inside as soon as possible to avoid disappointment of missing out. The accommodation comprises, porch leading into a generous size living room, a superb, recently fitted kitchen/diner integrated appliances, including oven, hob, washing machine, dishwasher, fridge and freezer. Upstairs are two double bedrooms, a dressing room and first floor bathroom. The rear gardens are designed for easy maintenance and there is an off street parking space to the front of the house. The property is heated by Gas Central Heating and also benefits from double glazing throughout. In our opinion this property is well presented by the current vendors and is ready to move into, park your furniture and live your life.



## LOCATION DESCRIPTION

Rushdean Road is a popular residential road within walking distance of local shops and facilities, primary and secondary schools. The A2/M2/M20/M25 motorway links are all easily accessible. The historic town of Rochester is also within easy access.

## PORCH

1.63m x 1.19m (5'4" x 3'11")

Entrance door, built in cloaks cupboard, built in shoe cupboard.

## LOUNGE

4.60m x 4.32 (15'1" x 14'2")

Double glazed window to front, laminate flooring, two radiators. Access to Kitchen/diner.



## KITCHEN/DINER

4.34m x 2.79m (14'3" x 9'2")

Superb "Howdens" grey fitted kitchen, which we understand was installed in September 2020. Comprising a range of wall and base cupboards, work surfaces with matching back boards and under lighting, built in cupboard with matching door, built in larder cupboard, sink unit, Built in oven and hob, integrated appliances including dish washer, washing machine, fridge and freezer. Double glazed window to rear, double glazed door to garden. Concealed combination boiler for gas central heating and double glazing Radiator.



## STAIRS/LANDING

Open plan carpeted staircase from lounge to first floor. Access to loft and all rooms.

## BEDROOM ONE

4.11m x 2.59m (13'6" x 8'6")

Double glazed window to front, carpet, radiator.

## DRESSING ROOM

2.32m x 1.65m plus door recess (7'7" x 5'4" plus door recess )

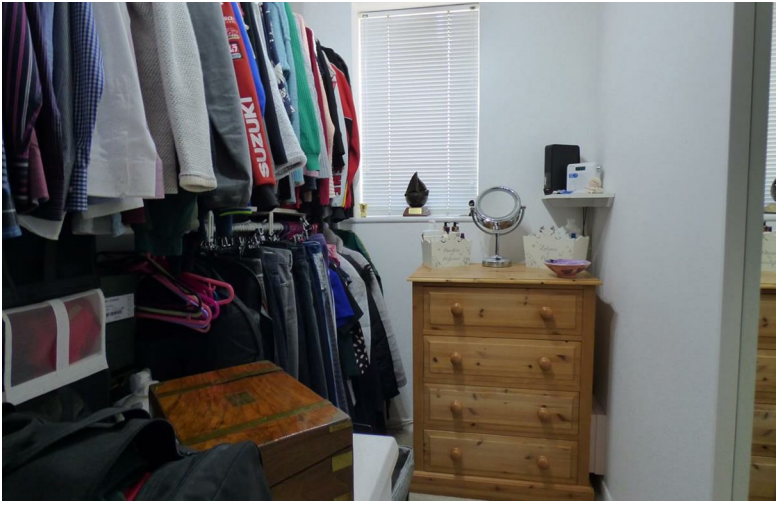
Originally part of bedroom one. Fitted with hanging rails and shelving space. built in over stair cupboard. Carpet double glazed window to front. This room could lend itself as a work from home office or alternatively the stud partition could be removed and reinstate it back to the main bedroom.



## BEDROOM TWO

3.25m x 2.31m (10'8" x 7'7")

Double glazed window to rear, carpet radiator.



### BATHROOM

2.29m x 1.89m (7'6" x 6'2")

Double glazed window to rear, Modern white suite comprising P Bath with shower over, pedestal basin, W.C.

### GARDENS

The rear garden has been designed for easy maintenance. Mostly paved with panelled fencing to sides and rear. Rear gate leading to rear vehicle alley way. Outside hot and cold water taps.

### PARKING

Off Street Parking to the front of the property for one car.

### SERVICES

Mains Gas, Electricity, Water and Drainage

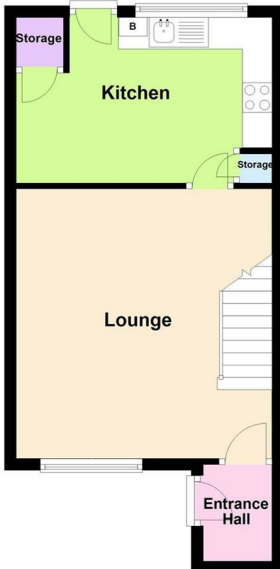
Council Tax: Medway Borough Council

Band: C

2021/2022 Charges: £1,639.50



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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