



## Cookham Hill

Rochester | ME1 3HE

# Cookham Hill , Rochester, ME1 3HE

CR Real Estate are pleased to offer for sale with no onward chain this three-bedroom home, situated in a popular residential location in Rochester. Whilst this property does require some updating, it has fantastic potential for the lucky new owners with the spacious living accommodation offered and the locality of the area.

Set over two floors, the ground floor of this property comprises of an entrance hall, lounge, separate dining area, kitchen and shower room. The first floor offers three well sized bedrooms, with the third leading from the second. Externally this property has a large rear garden with grass lawn.

Cookham Hill is well located and benefits from being within a close proximity of a variety of schools and local amenities close by including Rochester Town Centre and Medway Maritime Hospital being 16 minutes' drive away from the property. For commuters Rochester Train Station is situated just 1.4 miles away offering great transport links to the surrounding areas and London.

£230,000



## Entrance Hall

## Lounge

11'4 x 10'11 (3.45m x 3.33m)

## Dining Room

14'3 x 11'3 (4.34m x 3.43m)

## Kitchen

8'8 x 7'6 (2.64m x 2.29m)

## Shower Room

7'1 x 6'8 (2.16m x 2.03m)

## Bedroom

14'3 x 11'6 (4.34m x 3.51m)

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14'3 x 11'6 (4.34m x 3.51m)

## Bedroom

8'9 x 8'0 (2.67m x 2.44m)





Total area: approx. 86.6 sq. metres (932.1 sq. feet)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
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CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.