



25, Villa Road,
Rochester, ME3 7BS

Price Range £240,000

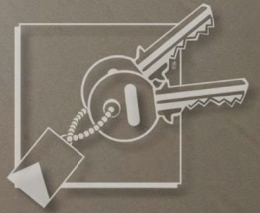


- 2/3 Bedroom Cottage
- Garden

- Popular Village Location
- No Onward Chain



25 Villa Road, Rochester, , ME3 7BS



DESCRIPTION:

£240,000 - 3250,000 Don't miss out on the chance to make this house your own and enjoy the beauty of Higham, Rochester. This two/ three bedroom house, offers immediate vacant possession meaning no onward chain complications. Ideal for a first time buyer, the property offers a complete blank canvas to create your dream home and comprises separate lounge and dining room, kitchen, ground floor bathroom, two double bedrooms and a single bedroom/dressing room. Other benefits include, a decent size rear garden, Gas Central Heating, and Double Glazing. With some careful thought and imagination you could create your dream home.





LOCATION:

If its village life you are looking for then take a look at this three bedroom house. Situated in the heart of the Dickensian village of Higham within close proximity of the famous Gads Hill Place school and within easy access of both Rochester and Gravesend. There are local shops in both School Lane and Forge Lane which are within a few minutes walk from the house, where you can pick up your every day essentials. There is a library, doctors surgery, Chinese take away, Fish & Chip shop, a rather nice sandwich bar, greengrocer, pharmacy and a village pub. The popular Higham Primary school is just down the road. Higham has its own mainline railway station where you can travel to London or the Kent Coast. It is within easy access of the Wainscot bypass, A2, M2, M20 & M25 motorway links and there is a commuter coach service to London. The village is surrounded by open countryside and Shorne Country Park is within walking distance, which is a great place for dog walkers and children to explore.



ENTRANCE:

UPVC entrance door leading into Reception 1:

RECEPTION 1:

Double glazed window to front, carpet, radiator. Electric, consumer unit and meter above entrance door.

RECEPTION 2:

Double glazed window to rear, radiator, cupboard housing gas meter. Opening to:

KITCHEN:

Double glazed window to side. Fitted with white gloss wall and base cupboards, work tops, stainless steel sink and drainer, electric solid hotplate hob with extractor hood over and built in oven.



LOBBY:

Vinyl floor, access to bathroom and lean-to.

BATHROOM:

Double glazed window to rear, radiator, vinyl floor. White suite comprising panelled bath, pedestal wash basin, low level w.c..

LEAN TO/UTILITY

Window to rear, door to garden. Power & light, plumbing for washing machine.

STAIRS/LANDING:

Carpet.

BEDROOM 1:

Double glazed window to front, radiator, carpet, built in cupboard.

BEDROOM 2:

Double glazed window to rear, carpet, radiator, built in over stair storage cupboard. Access to bedroom 3/dressing room.

BEDROOM 3/DRESSING ROOM:

Double glazed window to rear, carpet, radiator.

GARDEN:

There is a long rear garden which requires landscaping.

TENURE:

Freehold





LOCAL AUTHORITY:

Gravesham Borough Council
 Council Tax Band: C - £2031 from 2024-2025
 Planning Applications: We understand planning has been granted for erection of a single storey ground floor rear extension with roof lights for the neighbouring property at number 23.

SERVICES:

Electricity, Water, Mains Drainage, Mains Water.

BROADBAND/MOBILE AVAILABILITY:

BROADBAND: Network availability: Openreach, Trooli. You may be able to obtain broadband services from the following fixed wireless access providers: EE, Three

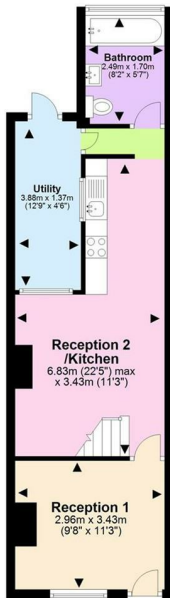
MOBILE NETWORK AVAILABILITY: Indoor

EE Likely Likely - data
 Three Limited Limited - data
 O2 Likely Limited - data
 Vodafone Likely Limited - data

Outdoor:

EE, Three, O2 and Vodafone all likely for voice calls and likely for data outdoors.

Ground Floor



First Floor



Energy Efficiency Rating

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

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