



Brambletree Crescent, Borstal, Rochester, Kent, ME1 3LG

Asking Price £395,000

- Four bedrooms
- Large front/rear gardens
- No Onward Chain
- Semi-detached
- Modernisation required
- Vacant Possession

37 Brambletree Crescent, Rochester ME1 3LG

We are delighted to offer this extended four bedroom semi-detached family house, situated in a much sought after crescent in Borstal with large gardens to the front and rear and backing onto Borstal Marina. The property is located in this quiet residential area of Borstal, being within easy access of highly sought after Grammar Schools and within easy reach of the historic Rochester High Street with fine Norman Castle Cathedral and Independent Kings School. The property now requires some modernisation and remodelling and we anticipate a high level of interest so be sure to book your earliest appointment to view to avoid disappointment! Once you step inside the spacious hall you will find a through lounge/diner and kitchen on the ground floor. Upstairs there are three bedrooms, bathroom and a separate W.C and off the landing a further stair case leading to the Master Bedroom. The large rear garden is not overlooked and is mainly laid to lawn, there is a large sun patio and to the front a good size garden with off-street parking for two vehicles and a detached garage. The property is offered for sale with no onward chain.



Council Tax Band: C



ENTRANCE DOOR TO:-

HALLWAY

Windows to front and side, radiator, dog leg stair case with large under stairs storage cupboard

LOUNGE/DINER

25'7" x 11'1"

Bay window to front, double doors to garden, radiator

KITCHEN

11'5" x 7'10"

Window to rear, door to side, range of base and eye level cupboard and drawer units with associated work surfaces, inset single drainer stainless steel sink unit with mixer taps, space and plumbing for washing machine, wall mounted ALPHA EVOKE 33 NX gas fired boiler for domestic hot water supply and central heating (not tested by agent)

FIRST FLOOR LANDING

Window to side, doors to:-

BEDROOM TWO

13'9" x 11'1"

Bay window to front, radiator, fitted wardrobes

BEDROOM THREE

11'11" x 11'1"

Window to rear, radiator

BEDROOM FOUR

9'1" x 7'10"

Windows to front and side, radiator

BATHROOM

7'2" x 5'8"

Window to rear, panelled bath, pedestal wash hand basin, airing cupboard, half tiled walls, heated towel rail

SEPERATE W.C

Window to side, W.C

OPEN TREAD STAIRCASE TO SECOND FLOOR

Landing, window to side

BEDROOM ONE

15'8" x 13'1"

Window to rear, double radiator, storage cupboards

EXTERIOR REAR

A delightful, spacious garden backing onto a marina being mainly laid to lawn with well established borders, large patio areas, substantial timber garden shed, outside water tap, side access

EXTERIOR FRONT

Lawned to one side with rose bushes, brick driveway with parking for two vehicles leading to a detached brick built garage with up and over metal door



Directions

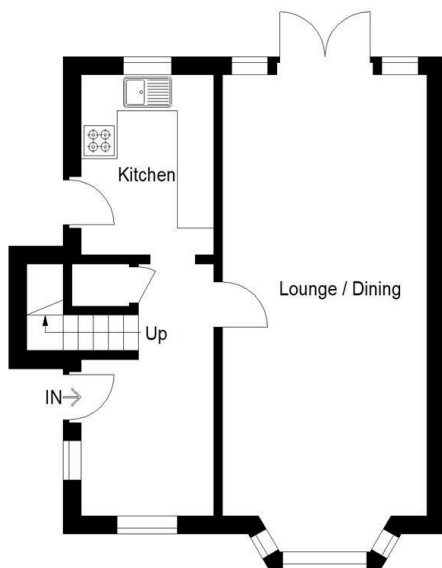
Viewings

Viewings by arrangement only. Call 01634 578484 to make an appointment.

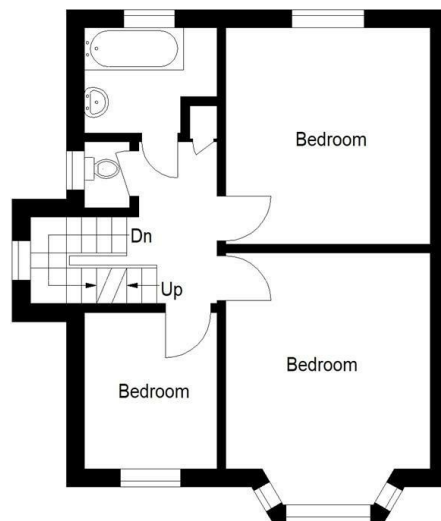
EPC Rating:

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

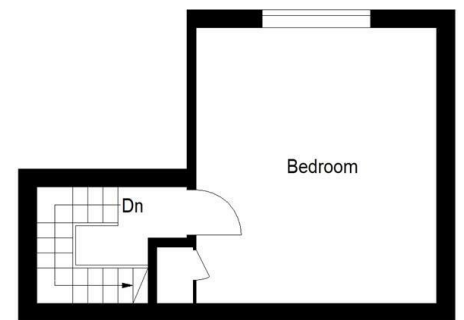
Approximate Gross Internal Area = 113.6 sq m / 1223 sq ft



Ground Floor



First Floor



Second Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1084253 / Ref:88107)