



Mount Road, Rochester, Kent, ME1 3NH

Asking Price £275,000

- No Onward Chain
- Three Bedrooms
- Near Excellent Schools
- Highly Desirable Area
- Attractive Garden
- Close to Motorway Connections

42 Mount Road, Rochester ME1 3NH

Step inside this warm and friendly three bedroom end of terrace house in Borstal, Rochester. The property is situated in this desirable area of Borstal, being close to high achieving schools, local amenities, transportation links and the historic city centre of Rochester with its fine Norman Castle, Cathedral and Kings School. There is a wide selection of bars, restaurants, pubs and hotels within Rochester centre. also excellent motorway links and for the commuter, high speed fast service into London St Pancras/Kings Cross/Victoria. Once you have stepped into the lounge you will find a well fitted kitchen/diner, downstairs bathroom, three bedrooms, gas central heating, double glazing and neat rear garden, not overlooked. There is no onward chain and we strongly urge your earliest appointment to view.



Council Tax Band: B



ENTRANCE DOOR TO:-

LOUNGE

12'9" x 10'5"

Window to front, radiator

KITCHEN/DINER

12'9" x 10'5"

Window to rear, range of newly installed base and eye level cupboard and drawer units with associated work surfaces, inset one and half bowl stainless steel single drainer sink unit with mixer taps, built in oven/hob (not tested), radiator, under stairs cupboard, door to:-

INNER HALL

Door to garden, radiator, space and plumbing for washing machine, door to:-

BATHROOM

7'10" x 5'10"

Double glazed window to side, fully tiled bathroom with white suite comprising of panelled bath with mixer taps and hand shower, vanity wash hand basin, low level W.C, radiator

FIRST FLOOR

BEDROOM ONE

12'9" x 10'5"

Window to front, radiator, built in cupboard, range of fitted wardrobes

BEDROOM TWO

12'9" x 10'5"

Window to rear, radiator, built in cupboards, door to:-

BEDROOM THREE

9'2" x 6'6"

Window to rear, radiator

EXTERIOR REAR

Neat terraced mainly lawned garden with patio, decking, flowers, shrubs, trees, hedges etc

EXTERIOR FRONT

Forecourt garden



Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D	56		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	