



## Haig Avenue, Rochester, Kent, ME1 2RY

Asking Price £247,500

- Chain Free
- Highly Sought After Location
- Two Bedroom
- Close to Local Amenities



# 63 Haig Avenue, Rochester ME1 2RY

We are delighted to offer for sale this two bedroom semi detached house situated in a highly sought after area just off City Way, Rochester. Therefore convenient for all local amenities and well regarded schools including Rochester Grammar for Girls and the Maths School. The historic city centre of Rochester fine Norman Castle, Cathedral and the Independent Kings School is a fifteen minute walk away. Rochester High Street itself boasts many bars, pubs, cafes, restaurants, museums and adult education centre. Once inside through the front door you will find a hall to a spacious lounge, separate dining room and kitchen. Upstairs you will find a landing, two bedrooms and a bathroom. There is a good sized rear garden and potential off-street parking to the front (subject to local planning approval). The property has been competitively priced and is chain free! Call the friendly sales team at Wright & Co today for your earliest appointment to view!



Council Tax Band: C



## **ENTRANCE DOOR TO:-**

### **HALL**

Staircase to first floor

### **LOUNGE**

15'6" x 11'8"

Double glazed square window to front, double radiator, fitted carpet.

### **DINING ROOM**

11'1" x 8'2"

Double glazed square bay window to rear, double radiator, fitted carpet.

### **KITCHEN**

11'5" x 5'10"

Double glazed door and window to rear, base and eye level cupboard and drawer units, with inset one and half bowl single drainer stainless steel sink unit with mixer taps.

### **FIRST FLOOR LANDING**

Access to roof space, doors to:-

### **BEDROOM ONE**

15'6" x 11'8"

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

### **BEDROOM TWO**

11'1" x 8'2"

Double glazed square bay window to rear, radiator, built in cupboard, fitted carpet.

### **BATHROOM**

5'8" x 5'5"

Double glazed window to rear, panelled bath, pedestal wash hand basin, low-level W.C, radiator, fully tiled walls

### **EXTERIOR REAR**

approx 60

Laid lawn, shed, side access

### **EXTERIOR FRONT**

Forecourt garden, with lawn to one side



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		
(69-80) C		
(55-68) D	56	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC