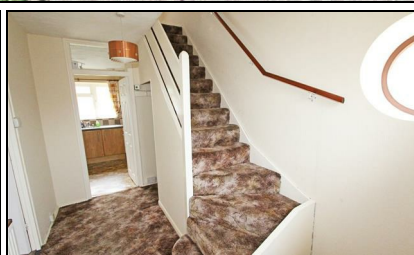




**THE
PROBATE
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Leybourne Road, Rochester

A semi-detached family home with private driveway, large gardens and plenty of potential in a pleasant residential location. No chain.

Offers In Excess Of £350,000

01992 87 85 80

Overall Description

This semi-detached house sits in a slightly elevated position in a pleasant child-friendly residential location. The house has three bedrooms and a bathroom upstairs while on the ground floor is the entrance hall, sitting room with open fireplace, kitchen/dining room, utility/rear porch and downstairs cloakroom. The property is double-glazed and has gas central-heating. There is a private driveway and scope to add extra parking in the front garden should that be desired. The back garden is large and there is scope to further extend the property (subject to the usual consents). If you are looking for an excellent family home with lots of potential then why not book a viewing at the Open House from 10am to 11am on Saturday 8th November. The property is being sold with no chain.

Location

This property sits in a quiet residential location in the town of Strood, just north of the Medway and a short drive from Rochester and Chatham. The house has an Asda Express in a nearby petrol station and there are further High Street and other shops, supermarkets and other amenities in the centre of town, a short drive away. There are schools at all levels in the immediate area including the Elaine Primary School, Chrubs Montessori, the Abbey Court School and the Gordons Children's Academy. The Rede Common Nature Reserve is just up the road and other local green spaces include the Northcote Road Recreation Ground. Strood railway station gives regular commuter services to London St Pancras and there are excellent bus services locally.

Accommodation

From the drive the front door leads into the:

Entrance Hall 12'11 x 7' (3.94m x 2.13m)

Frosted window to front and side. Stairs to first floor with under-stairs cupboard. Radiator.

Sitting Room 15' x 11'9 (4.57m x 3.58m)

Window to front. Fireplace with wooden mantel brick surround and stone hearth. TV aerial point. Radiator.

Kitchen/Dining Room 22'2 x 8'11 (6.76m x 2.72m)

Two windows to rear. Kitchen units with roll-top worksurfaces and sink unit. Space for electric oven. Space for fridge. Space and plumbing for washing-machine. Wall-mounted gas central-heating boiler. Glazed door to rear. Radiator. Door to the side into the:

Utility Room/Side Porch 16'2 x 8'5 widest (4.93m x 2.57m widest)

Glazed door to front drive and another to the rear into the garden. Window to rear. Kitchen units with roll-top work surfaces. Space for fridge and freezer. Storage cupboard. Door to:

Downstairs Cloakroom 4'6 x 2'6 (1.37m x 0.76m)

Window to side. Low-level wc.

First Floor 9'9 x 4'3 (2.97m x 1.30m)

Window to side. Loft hatch.

Bedroom One 12'2 x 11'11 (3.71m x 3.63m)

Window to front. Fitted wardrobes and dresser. Radiator.

Bedroom Two 12'2 x 9' (3.71m x 2.74m)

Window to rear. Fitted wardrobe. Airing cupboard with factory-lagged hot-water cylinder. Fitted shelving. Radiator.

Bathroom 7'9 x 5'7 (2.36m x 1.70m)

Frosted window to rear. Panel bath. Low-level wc. Wash-hand basin. Radiator.

Bedroom Three 9'9 x 8'10 (2.97m x 2.69m)

Window to front. Fitted wardrobe. Fitted shelving. Radiator.

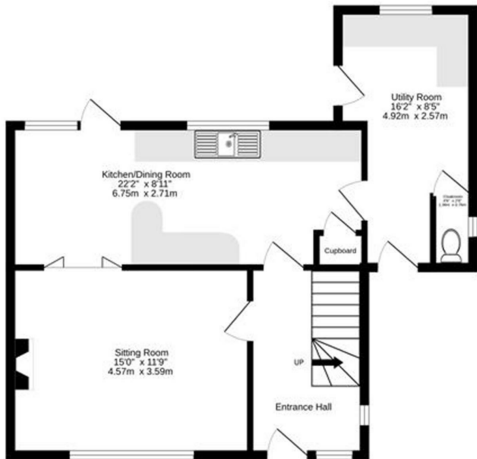
Outside

The property has good-sized front garden with a lawn, flowerbeds and a private driveway with ample off-street parking (and space to create more if so needed). The back garden is accessed through the side porch and is large with a central lawn, flowerbeds and a fenced border. GARDEN SHED. GREENHOUSE. SUMMERHOUSE.

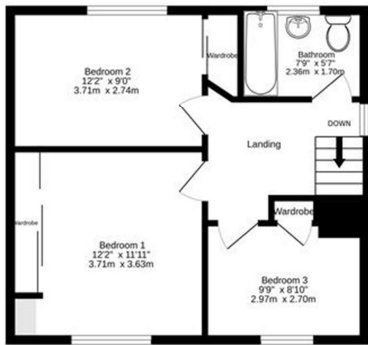
Services & Other Info.

Mains gas, electricity, water and drainage. Gas central-heating. Double-glazed windows. Council Tax band: C.

Ground Floor
575 sq.ft. (53.5 sq.m.) approx.



1st Floor
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.