



186 Laburnum Road

Rochester, ME2 2LD

GREENLEAF PROPERTY SERVICES are delighted to introduce this well presented three bedroom semi-detached freehold house to the market, in Strood, Rochester, with NO ONGOING CHAIN. Available for the first time in over fifty years, this well cared-for family home boasts a brand new boiler and recent new roof, a spacious kitchen/breakfast room with separate dining room and lounge, three good size bedrooms and bathroom with separate bath and shower. Further benefits include block-paved off road parking, established good size front and rear gardens, and gated rear access onto the recreation ground! Whilst the property is well presented and ready for the new owners to move into, the opportunity is there to update and modernise to your own taste in due course.

The layout briefly consists of: Compact hallway with stairs ahead up to the first floor, doorway into the lounge through to the dining room and kitchen/breakfast room, both of which have doors out to the patio and garden; The spacious landing gives access to three good size bedrooms and the bathroom with separate bath and shower.

Located close to local shops, amenities, schools, doctors surgery, bus stops and all A2/M2/M20 road links, nearby Strood town is a short drive/bus journey away, offering an extensive selection of shopping and leisure facilities, and a fast train service to London of approximately 40 minutes. Opportunities such as this are few and far between, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £300,000

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Rochester, ME2 2LD



- SEMI-DETACHED THREE BEDROOM FREEHOLD HOUSE
- BLOCK-PAVED OFF ROAD PARKING
- CLOSE TO LOCAL SHOPS, AMENITIES AND DOCTORS SURGERY
- EPC GRADE C / COUNCIL TAX BAND C
- NO CHAIN
- RECENT NEW BOILER AND ROOF
- CLOSE TO LOCAL SCHOOLS AND ALL A2/M2/M20 ROAD LINKS
- WELL PRESENTED AND AVAILABLE FOR FIRST TIME IN SIXTY YEARS
- GOOD SIZE GARDEN BACKING ONTO RECREATION GROUND
- SHORT DRIVE TO STROOD AND EXTENSIVE SHOPPING AND LEISURE FACILITIES

Hallway

4'7" x 2'11" (1.4m x 0.9m)

Compact hallway with neutral carpet and decor, stairs up to first floor, door into lounge and rest of ground floor.

Lounge

12'1" x 11'5" (3.7m x 3.5m)

Cosy room with neutral decor and wood flooring, large window to front of house, feature fireplace and brick surround, open archway through to dining room.

Dining Room

11'11" x 7'6" (3.65m x 2.3m)

Good size room with wood floor and neutral decor continued, sliding doors to patio and garden, useful large storage cupboard, doorway and window into kitchen from here.

Kitchen/Breakfast Room

18'10" x 9'6" narrowing to 5'10" x 7'2" (5.75m x 2.9m narrowing to 1.8m x 2.2m)

Running from the front to the rear of the property, great size room with ample wooden/white wall and base units with neutral vinyl worktops and neutral wall tiles, wood-effect vinyl flooring, two windows to side of house, window into dining room for extra light, further window and rear door out to garden and patio. Large cupboard and pantry for further storage options. This is a room full of potential subject to new owners wishes.

Landing

9'4" x 3'11" (2.85m x 1.2m)

Spacious and light landing giving access to three bedrooms, bathroom, and loft.

Bedroom One

12'1" x 10'4" (3.7m x 3.15m)

Double bedroom with window to front of house, built-in wardrobes to one wall and two further built-in cupboards providing lots of storage options, neutral carpet and decor,

Bedroom Two

11'9" x 9'2" (3.6m x 2.8m)

Double bedroom with neutral carpet and decor, window to rear with pleasant views overlooking garden and recreation ground, large built-in cupboard housing recently new boiler.

Bedroom Three

10'5" x 5'10" (3.2m x 1.8m)

Good size single bedroom with more built-in cupboards, window to front, neutral carpet and decor.

Bathroom

7'6" x 8'10" (2.3m x 2.7m)

Great size bathroom with white suite consisting of bath, separate shower, basin and WC, two windows to rear, neutral wall and floor tiles.

Garden

Good size established garden with paved patio, lawn area with central pathway leading to rear of garden with vegetable plot, shed in need of TLC, further patio area, and gate to rear into the recreation ground for ease of access. There is also a side access gate to front of house.

Off Road Parking

With block paved off road parking for two

cars, and a good size front garden area offering further parking potential subject to the new owners wishes.

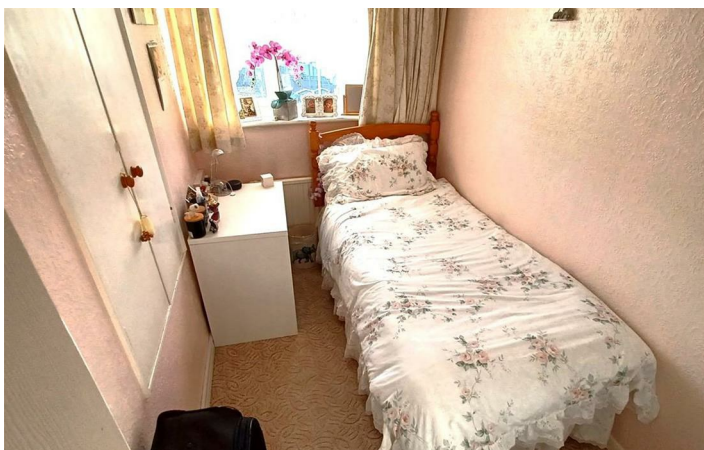
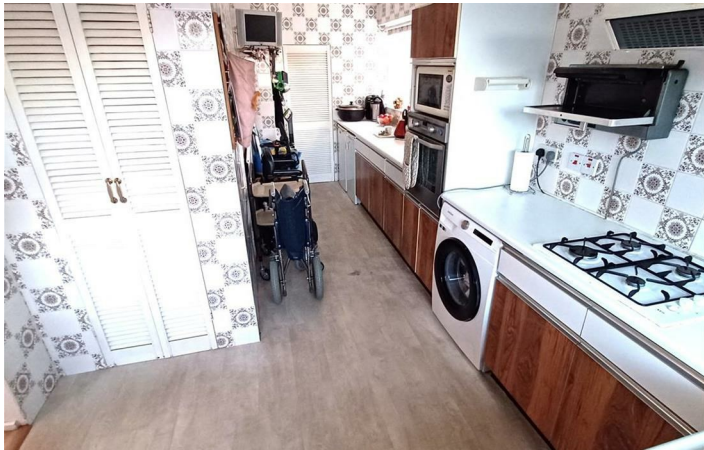
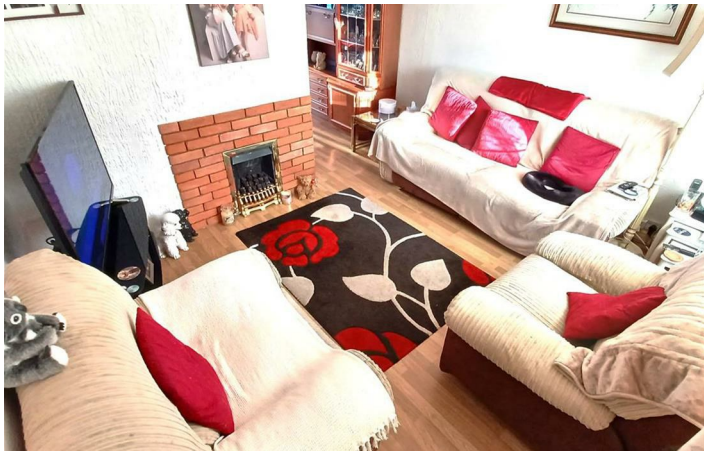
Agents Note

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Agents Note

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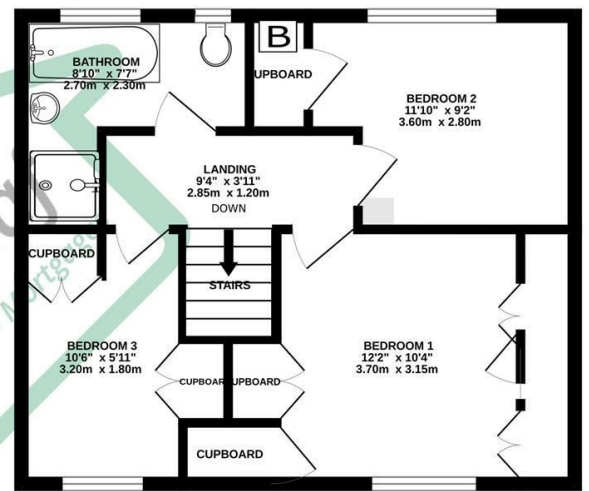
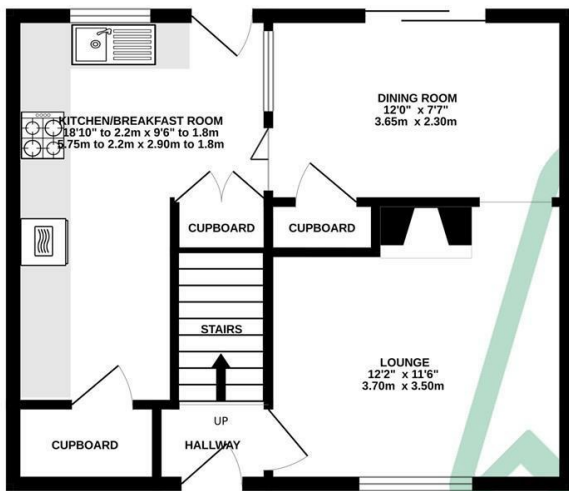
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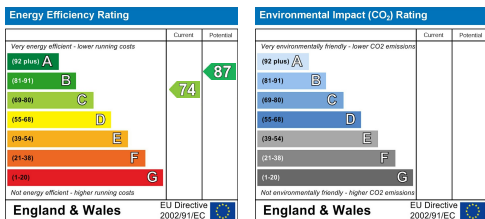
GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.1 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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