



2 Wake Road Rochester, ME1 3PW

Greenleaf Property Services are pleased to offer for sale this immaculately presented semi-detached property, situated in a popular residential location within Rochester. The accommodation comprises of entrance hall, lounge and recent newly fitted kitchen/dining room. To the first floor there are two double bedrooms and a recently fitted bathroom W/C . The property further benefits from a good size rear garden with a fantastic log cabin/summerhouse perfect for a variety of uses, as well as double-glazing throughout, gas central heating and block-paved off road parking. Nearby historic Rochester High Street offers a range of restaurants, bars and boutiques, Norman castle and famous cathedral, with riverside views and walks nearby. Rochester train station provides a 35 minute fast service to London, whilst all A2//M2/M20 road links are a short drive away. With highly regarded schools for all age groups within walking distance, and beautiful family home ready to move into and enjoy, we recommend viewing at your earliest convenience to avoid disappointment. EPC Grade C. Council Band C.

Offers In The Region Of £290,000

2 Wake Road

Rochester, ME1 3PW



- IDEAL FIRST PURCHASE/INVESTMENT
- RECENTLY NEWLY FITTED KITCHEN/DINING ROOM
- IMPRESSIVE LOG CABIN/SUMMERHOUSE
- EPC GRADE C / COUNCIL TAX BAND C / FREEHOLD
- IMMACULATELY PRESENTED THROUGHOUT
- RECENTLY NEWLY FITTED BATHROOM W/C
- CLOSE TO ALL A2/M2/M20 ROAD LINKS AND STATION WITH FAST TRAINS TO LONDON
- TWO BEDROOMS
- OFF ROAD PARKING
- WALKING DISTANCE TO HIGHLY REGARDED GRAMMAR SCHOOLS

Entrance Hall

Lounge

14'3" x 11'7" (4.35 x 3.54)

Kitchen/Dining Room

16'0" x 9'10" (4.9 x 3)

First Floor Landing

Bedroom

12'9" x 9'3" (3.90 x 2.84)

Bedroom

9'10" x 9'7" (3.02 x 2.94)

Bathroom W/C

6'0" x 5'7" (1.83 x 1.72)

Rear garden

With side access, patio area and versatile workshop with power and light.

Off Road Parking

To front for two vehicles.

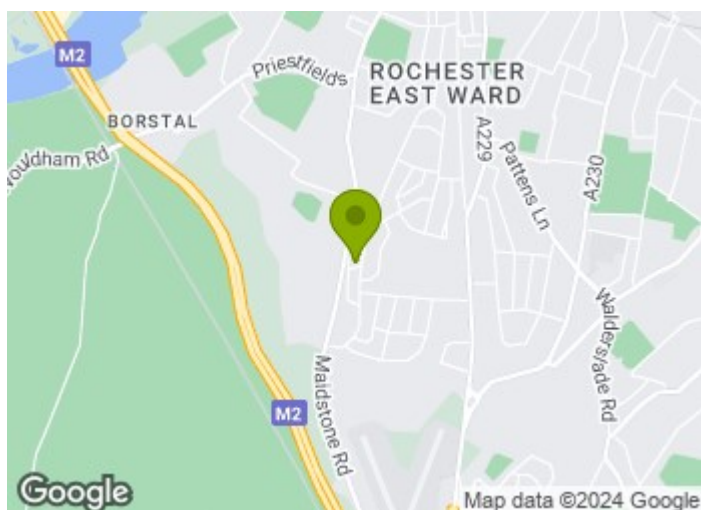
Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us.

Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.



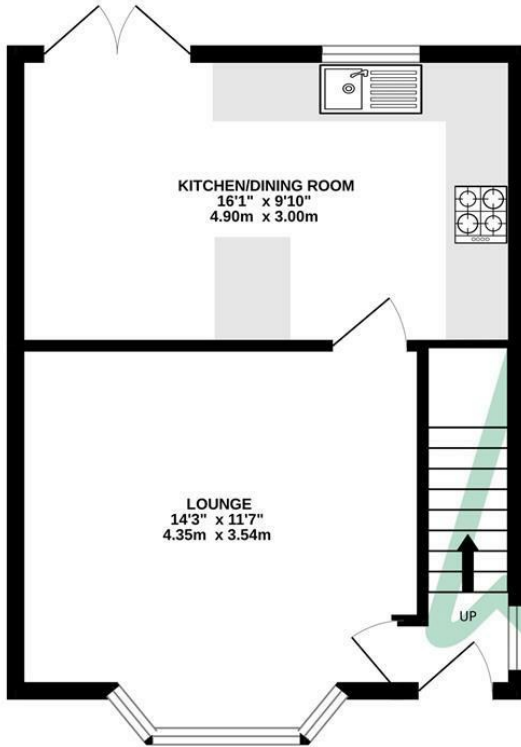
Directions

Tel: 01634730672

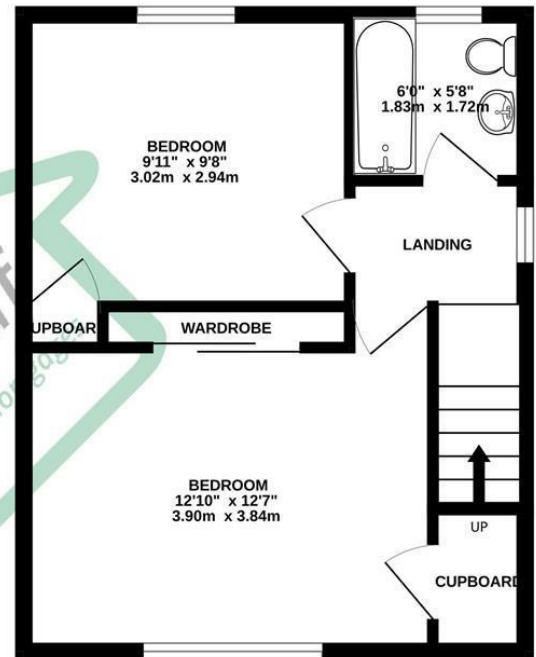




GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

Greenleaf Property Services is a trading name of Greenleaf Property Services Limited.
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