



## 160 City Way

Rochester, ME1 2AU

GREENLEAF are delighted to introduce this extended 1930s three bedroom semi-detached bay-fronted house to the market, on the highly sought-after City Way, Rochester, ME1. This well presented family home boasts spacious accommodation throughout including a stylish extended kitchen/diner, and further benefits from off road parking and a garage to the rear, a good size established rear garden with patio area, useful versatile basement area, and potential for a substantial loft conversion subject to usual permissions.

The layout briefly consists of: Entrance with stairs up to the first floor, lounge, open plan kitchen/dining room with integrated appliances and downstairs cloakroom W/C. The upstairs landing gives access to three bedrooms and the family bathroom. To the rear, there are a few steps down to the spacious patio and garden, with access to a bonus basement/storage area.

Located a short walk to historic Rochester High Street and its range of quirky boutiques, bars, restaurants and cafes, the nearby station offers fast services into London St Pancras. Highly regarded local schools for all age groups are nearby, whilst all A2/M2/M20 road links are a short drive away. We recommend viewing at your earliest convenience to avoid disappointment.

Council Tax band D. EPC Grade C.

**Offers In The Region Of £425,000**

# 160 City Way

Rochester, ME1 2AU



- SOUGHT-AFTER CITY WAY LOCATION
- STYLISH FITTED KITCHEN/DINING ROOM
- CLOSE TO ALL A2/M2/M20 ROAD LINKS
- EPC Grade C / COUNCIL TAX BAND D
- SEMI-DETACHED 1930s BAY-FRONTED FREEHOLD HOUSE
- CLOAKROOM W/C AND FIRST FLOOR BATHROOM W/C
- WALK TO HISTORIC HIGH STREET, RESTAURANTS, CAFES, SHOPS, CASTLE AND CATHEDRAL
- GARAGE/OFF ROAD PARKING TO REAR
- GOOD SIZE ESTABLISHED REAR GARDEN
- WALK TO HIGHLY REAGRDED SCHOOLS AND STATION WITH FAST TRAINS TO LONDON

## Entrance Hall

## Lounge

13'6" x 12'1" (4.12 x 3.70)

## Dining Area

18'6" x 11'2" (5.65 x 3.42)

## Kitchen area

14'2" x 6'1" (4.34 x 1.86)

## First Floor Landing

## Bedroom

13'5" x 11'0" (4.09 x 3.36)

## Bedroom

12'0" x 11'5" (3.67 x 3.50)

## Bedroom

7'11" x 6'5" (2.42 x 1.96)

## Bathroom W/C

5'10" x 5'10" (1.80 x 1.80)

## Rear Garden

Good size rear garden with side and rear access. Patio area.

## Garage

To rear.

## Off Road Parking

for two vehicles to rear.

## 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.

## 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.



## Directions

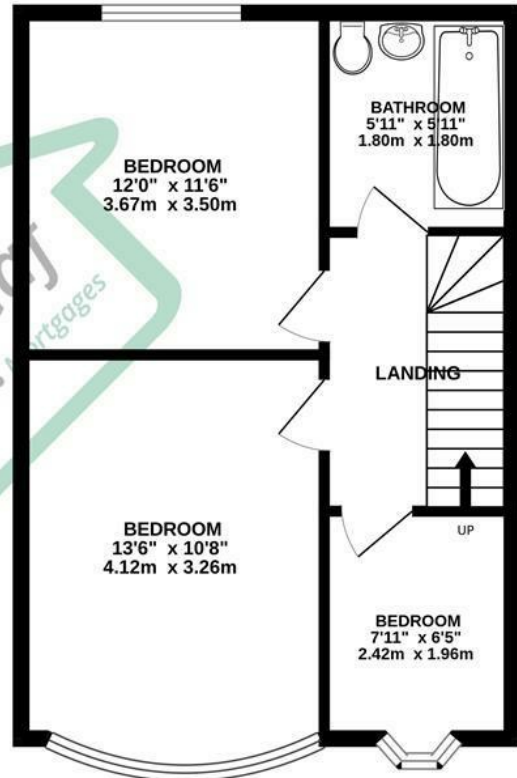
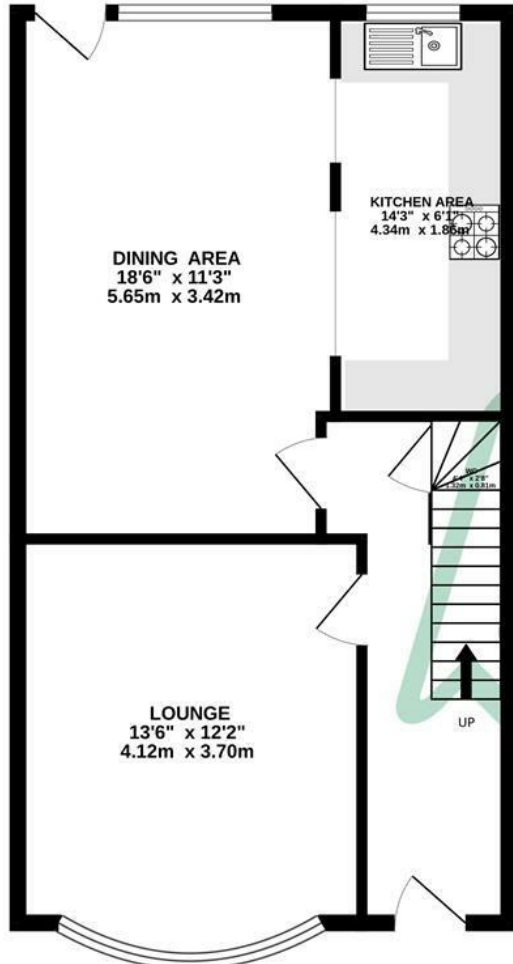
Tel: 01634730672





GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.

1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions (1-20) <b>G</b>	
	<b>85</b>		
	<b>70</b>		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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