



18 Corliss Vale

Rochester, ME1 3GT

Greenleaf Property Services are pleased to offer for sale this impressive modern two bedroom coach house situated on the sought after riverside development of St. Peters Village. Boasting two double bedrooms, an en suite, under-croft parking, and spacious well presented accommodation throughout, the property would make an ideal first purchase or perhaps an investment opportunity, with the added benefit of a remaining new build warranty.

The accommodation briefly comprises of: Your own front door into the entrance hall with good size utility cupboard, upstairs to the open plan lounge/dining room and fitted kitchen with integrated appliances, two bedrooms with en-suite shower W/C to master bedroom, and family bathroom W/C. Further benefits include gas central heating, double glazing, and the under croft parking to rear.

Located in the sought-after St Peters Village, just a short walk to beautiful countryside and riverside walks, all A2/M2/M20 road links are a short drive away. Nearby Rochester, Maidstone and Snodland offer fast train services into London and a wealth of shopping, leisure amenities, and highly regarded schools for all age groups. Interest is sure to be strong in this ready-to-move-into property, we therefore recommend viewing at your earliest convenience to avoid disappointment.

EPC GRADE B / COUNCIL TAX BAND C

Offers In Excess Of £299,995

18 Corliss Vale

Rochester, ME1 3GT



- IDEAL FIRST PURCHASE
- BEAUTIFULLY PRESENTED FREEHOLD COACH HOUSE
- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE/DINER/KITCHEN
- INTEGRATED APPLIANCES
- ENSUITE TO MASTER BEDROOM
- MAIN BATHROOM W/C
- UNDERCROFT PARKING
- ST PETERS VILLAGE LOCATION CLOSE TO COUNTRYSIDE AND RIVER WALKS
- COUNCIL TAX BAND C / EPC GRADE B

Entrance Hall

Lounge/Diner/Kitchen

19'7" x 11'11" (5.98 x 3.65)

Bedroom

14'6" x 10'5" (4.43 x 3.19)

Ensuite Shower Room W/C

7'3" x 5'0" (2.23 x 1.54)

Bedroom

10'5" x 8'11" (3.19 x 2.72)

Bathroom W/C

7'0" x 6'6" (2.15 x 1.99)

Undercroft parking

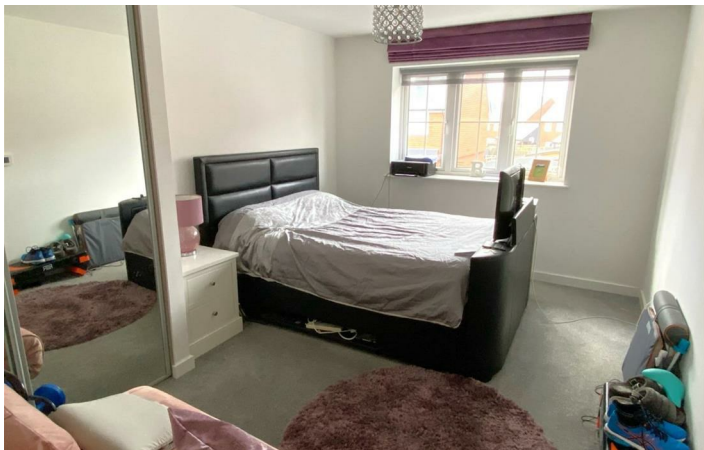
Agents Note

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.

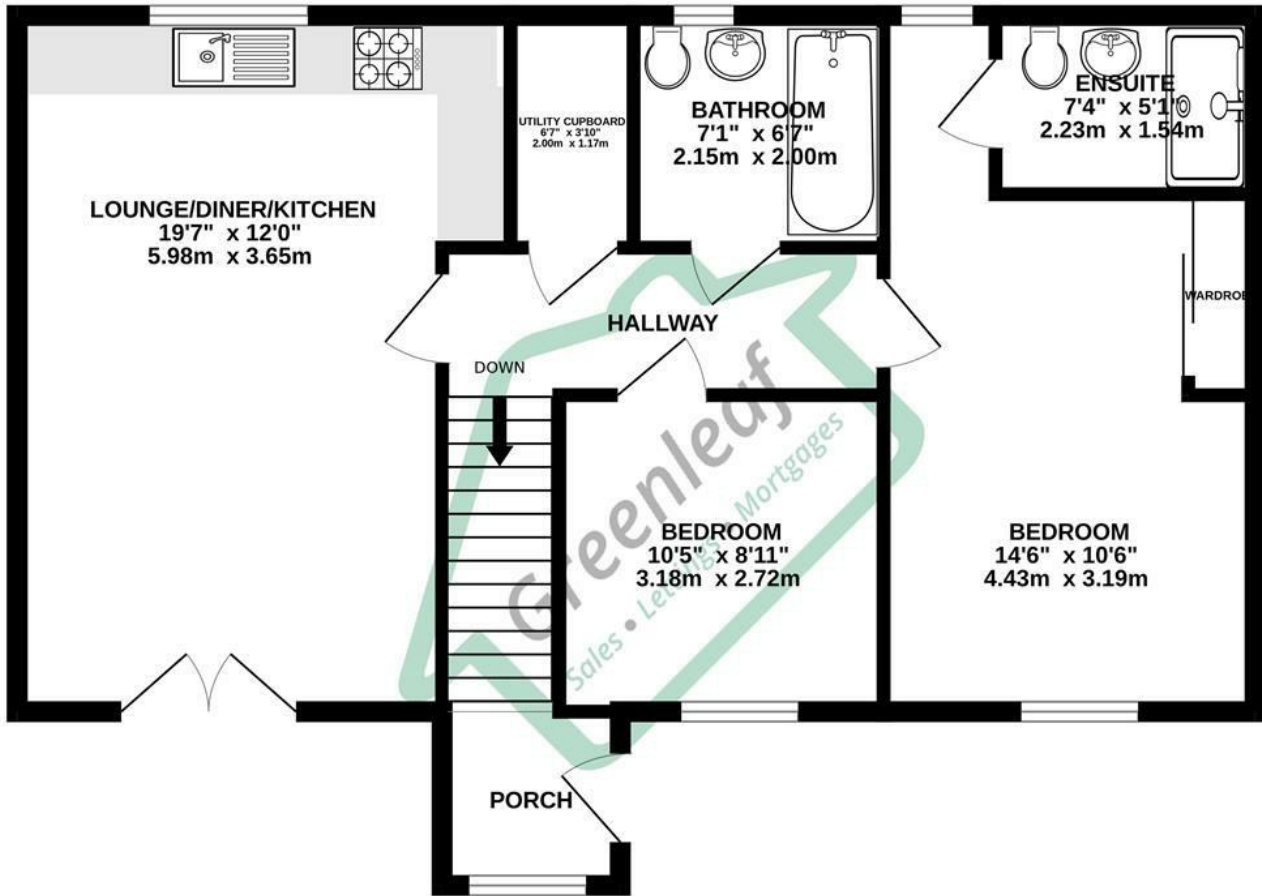
Agents Note

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.





GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA: 709 sq.ft. (65.9 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	81	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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