



## 2 St. Peter Street

Rochester, ME1 2DE

Greenleaf Property Services are pleased to offer for sale this immaculately presented end of terrace freehold house, conveniently situated within walking distance of Rochester Town Centre. This spacious and stylish three bedroom family home has been maintained to a high standard and must be viewed at your earliest convenience to avoid disappointment.

The accommodation comprises of entrance hall, cosy lounge and good size fitted kitchen/dining room. To the first floor there are three separate bedrooms and bathroom W/C. The property further benefits from a good size rear garden with patio area, double glazing and gas central heating.

Nearby historic Rochester High Street offers a range of restaurants, bars and boutiques, Norman castle and famous cathedral, with beautiful riverside views and walks. Rochester train station provides a 35 minute fast service to London St Pancras, whilst all A2, M2 & M20 road links are nearby. Highly regarded local schools are within walking distance and the property is ready to move into and enjoy, we therefore recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade awaited. Council Band D.

**Offers In The Region Of £285,000**

# 2 St. Peter Street

## Rochester, ME1 2DE



- IDEAL FIRST PURCHASE OR INVESTMENT PROPERTY
- SPACIOUS KITCHEN/DINING ROOM
- IMMACULATELY PRESENTED THROUGHOUT
- EPC GRADE D / COUNCIL TAX BAND B
- CENTRAL ROCHESTER LOCATION
- FIRST FLOOR BATHROOM W/C
- CLOSE TO A2/M2/M20 ROAD LINKS AND QUALITY LOCAL SCHOOLS FOR ALL AGE GROUPS
- THREE BEDROOMS
- GOOD SIZE REAR GARDEN WITH GOOD SIZE PATIO
- WALK TO HISTORIC HIGH STREET, RESTAURANTS, CAFES AND BOUTIQUES, CASTLE AND CATHEDRAL

### Entrance Hall

### Lounge

13'0" x 10'9" (3.97 x 3.30)

### Kitchen/Dining Room

17'6" x 9'11" (5.34 x 3.04)

### First Floor

### Bedroom

11'6" x 10'11" (3.51 x 3.33)

### Bedroom

10'1" x 10'0" (3.08 x 3.05)

### Bedroom

6'5" b5'11" (1.97 b1.82)

### Bathroom W/C

6'10" x 5'4" (2.09 x 1.64)

### Rear Garden

Astro turf with patio area.

### 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

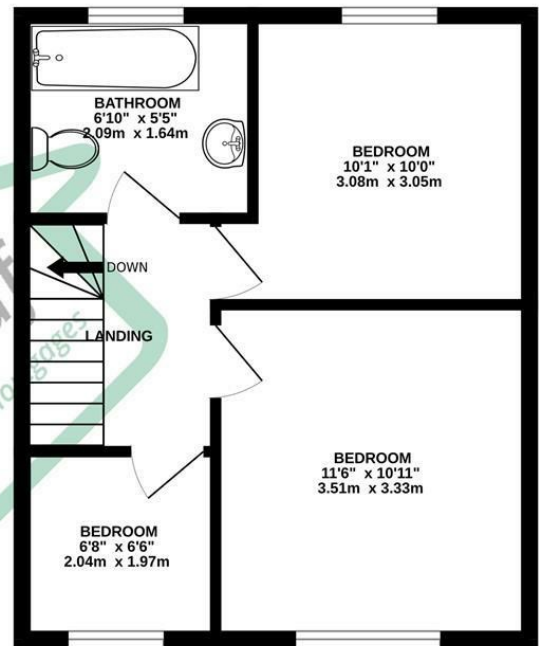
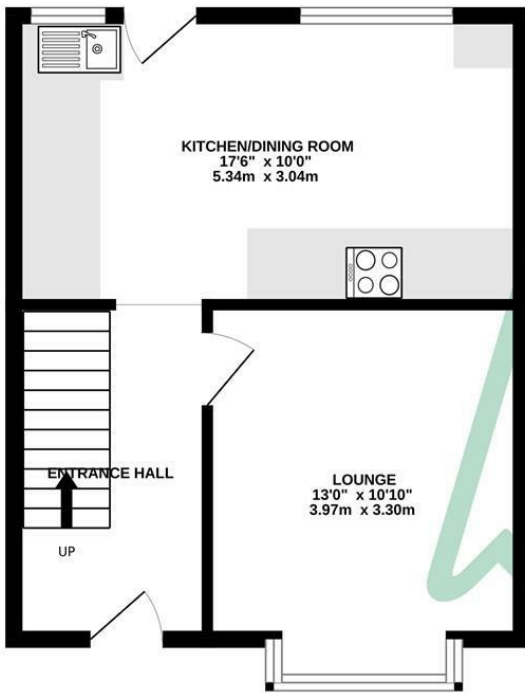
Tel: 01634730672





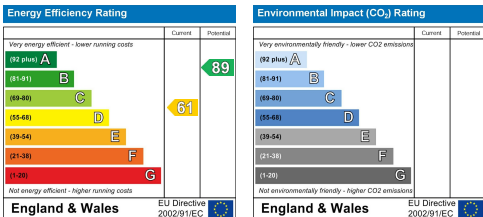
GROUND FLOOR  
386 sq.ft. (35.8 sq.m.) approx.

1ST FLOOR  
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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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