



32 Carton Close Rochester, ME1 2QF

GREENLEAF PROPERTY SERVICES are delighted to introduce this end of terrace house to the market, bursting with potential, in a sought-after residential cul de sac in Rochester, ME1. The property is currently laid out as a two bedroom with an upstairs office/nursery room, (previously a bathroom and therefore potential to reinstate), however we feel there is also an opportunity to expand this room to create a third bedroom if desired. Whilst the property has been rented in recent years, and is now in need of a complete update and refurbishment, the opportunity is there to create a fantastic three bedroom family home, complete with existing good size conservatory, separate lounge, downstairs bathroom, spacious private rear garden and off road parking for two cars, in a fantastic location close to town and all amenities.

The layout briefly consists of: Front door (to side of house) into the compact hallway giving access to lounge, bathroom, and kitchen through to the conservatory; The upstairs landing gives access to two double bedrooms, and the current office/nursery with potential for use/conversion as a third bedroom. To the front there is off road parking for two cars, side access, and to the rear a decked patio (in need of attention) and a good size private garden.

Located close to highly regarded local schools for all age groups, located shops and amenities are a walk away, as is the historic High Street with a further extensive range of restaurants, cafes, bars, boutiques, and the ever-popular Norman castle and famous cathedral. The nearby station offers a fast train service into London St Pancras of approx 40 minutes, and all A2/M2/M20 road links are a sort drive away.

This is an opportunity not to be missed, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Offers In The Region Of £230,000

32 Carton Close

Rochester, ME1 2QF



- TWO/THREE BEDROOM END OF TERRACE HOUSE
- GOOD SIZE LOUNGE AND CONSERVATORY
- WALK TO LOCAL SHOPS, AMENITIES, AND SCHOOLS
- EPC GRADE D / COUNCIL TAX BAND C / FREEHOLD
- SOUGHT-ATER RESIDENTIAL CUL-DE-SAC AND LOCATION
- OFF-ROAD PARKING AND GENEROUS GARDEN
- WALK TO HISTORIC HIGH STREET, CAFES, RESTAURANTS, BARS AND BOUTIQUES
- IN NEED OF COMPLETE UPDATE AND REFURBISHMENT
- TWO DOUBLE BEDROOMS WITH POTENTIAL FOR THIRD SINGLE BEDROOM
- CLOSE TO STATION WITH FAST TRAINS TO LONDON/SHORT DRIVE TO A2.M2/M20 ROAD LINKS

Hallway

Compact hallway with exposed floorboards and window to side giving access to lounge, kitchen through to conservatory, bathroom, and stairs up to first floor.

Lounge

15'5" x 11'3" (4.7m x 3.45m)

Spacious lounge to front of house with bay window, further window to side, exposed floorboards.

Bathroom

5'10" x 5'6" (1.8m x 1.7m)

Currently with white site consisting of bath, WC and basin, window to side/rear.

Kitchen

11'5" x 10'0" (3.5m x 3.05m)

With neutral wall and floor tiles, vinyl worktop, fitted wall and floor cupboards, boiler in need of update, window to rear, doorway into conservatory.

Conservatory

14'11" x 11'1" (4.55m x 3.4m)

Good size conservatory, great potential to create a fantastic dining area, needs some TLC.

Landing

Compact landing giving access to

two bedrooms, office/nursery room with potential, and loft.

Bedroom One

15'5" x 9'10" (4.7m x 3.0m)

Good size double bedroom with built-in cupboards, window to front, exposed floorboards.

Bedroom Two

12'7" x 10'2" (3.85m x 3.1m)

Further double bedroom with exposed floorboards, built-in cupboard, window to rear of property.

Office/Nursery Room/Bedroom 3?

6'2" x 5'2" (1.9m x 1.6m)

Previously a bathroom and therefore plumbing still potentially in place, (TBC), currently a useful office/nursery room with potential for expansion to a single bedroom three.

Garden

Good size raised decked area in need of some TLC, leading onto a generous lawn garden area bursting with potential.

Off Road Parking

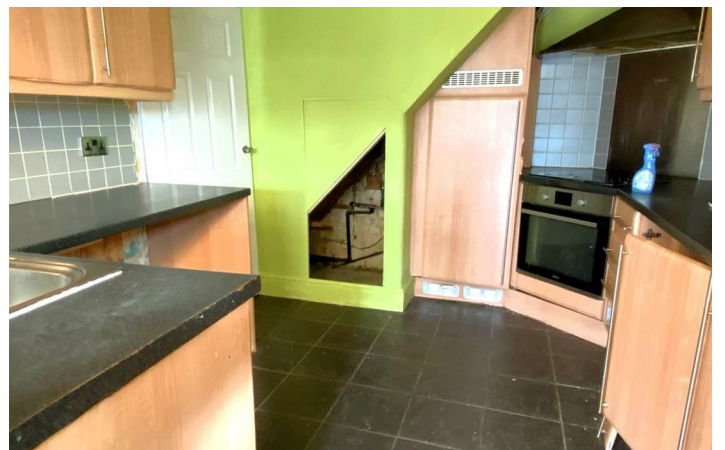
Hard standing area to front of house with room for off road parking for two cars.

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

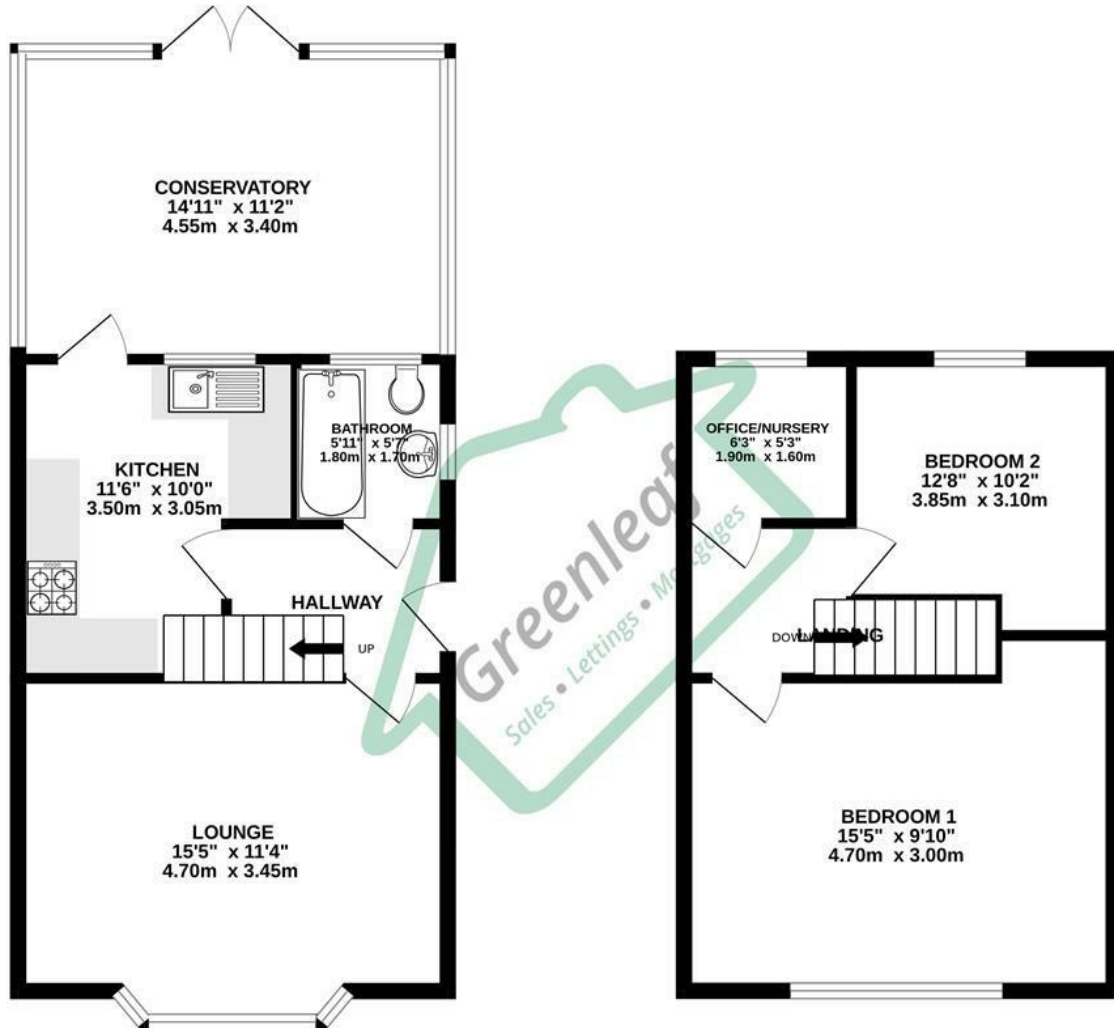
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GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.1 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	87	EU Directive 2002/91/EC	
England & Wales	63	England & Wales	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.