



## 45 Haig Avenue

Rochester, Kent, ME1 2RZ

Greenleaf Property Services are pleased to offer to the market this immaculately presented property that must be viewed internally to fully appreciate all that is on offer. The current owners have made many improvements to the property, some of which include a new roof, boiler and kitchen.

The accommodation comprises of entrance porch, entrance hall, Lounge and fitted kitchen/Dining room with integrated appliances. To the first floor there are three good size bedrooms and family bathroom W/C. The property further benefits include a beautifully presented enclosed rear garden and off road parking to front.

Set on the sought after Haig Avenue, a short distance from highly regarded private and state schools, all local amenities and A2/M2/M20 road links are nearby. The historic High Street is within walking distance also, and offers a fine selection of cafes, restaurants, bars and boutiques, as well as the ever popular Norman castle, famous cathedral, and bi-annual Dickens festivals. Nearby Rochester station offers a 40 minute fast service into London St Pancras, whilst Blue Water shopping centre is a 20 minute drive away. Properties of this calibre, in this location are few and far between, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Freehold/ EPC Grade C/ Council Tax Band C.

**Offers In The Region Of £350,000**

# 45 Haig Avenue

Rochester, Kent, ME1 2RZ



- IMMACULATELY PRESENTED
- OFF ROAD PARKING
- CLOSE TO HISTORIC HIGH STREET, SHOPS, RESTAURANTS AND STATIONS WITH FAST TRAINS TO LONDON
- EPC GRADE C
- MODERN KITCHEN/DINING ROOM WITH INTERGRATED APPLIANCES
- SOUGHT AFTER LOCATION
- IMPRESSIVE GARDEN
- FIRST FLOOR BATHROOM W/C
- CLOSE TO HIGHLY REGARDED SCHOOLS AND A2/M2/M20 ROAD LINKS
- COUNCIL TAX BAND C

## Entrance Hall

## Lounge

14'09 x 10'05 (4.50m x 3.18m)

## Kitchen/Dining Room

16'02 x 10'2 (4.93m x 3.10m)

With integrated appliances.

## First Floor Landing

## Bedroom

11'3 x 10'8 (3.43m x 3.25m)

## Bedroom

36'1" x 26'2"32'9" (11 x 8'10)

## Bedroom

7'10 x 6'10 (2.39m x 2.08m)

## Bathroom W/C

6 x 5'04 (1.83m x 1.63m)

## Rear Garden

Beautifully presented.

## Off Road Parking

To Front.

## 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

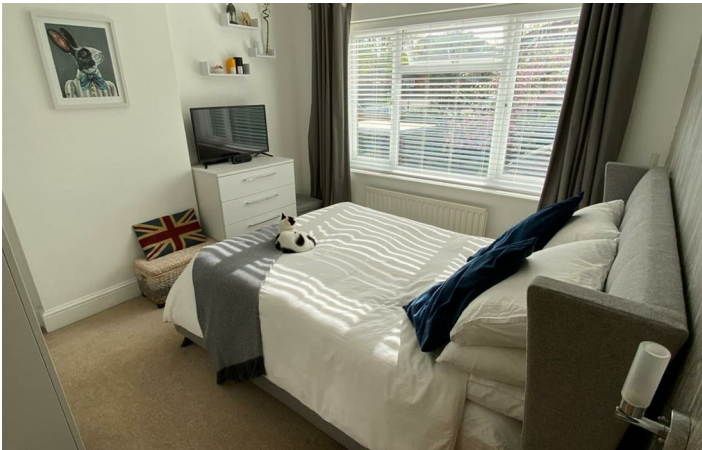
We endeavour to make our sales particulars accurate and reliable,

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.



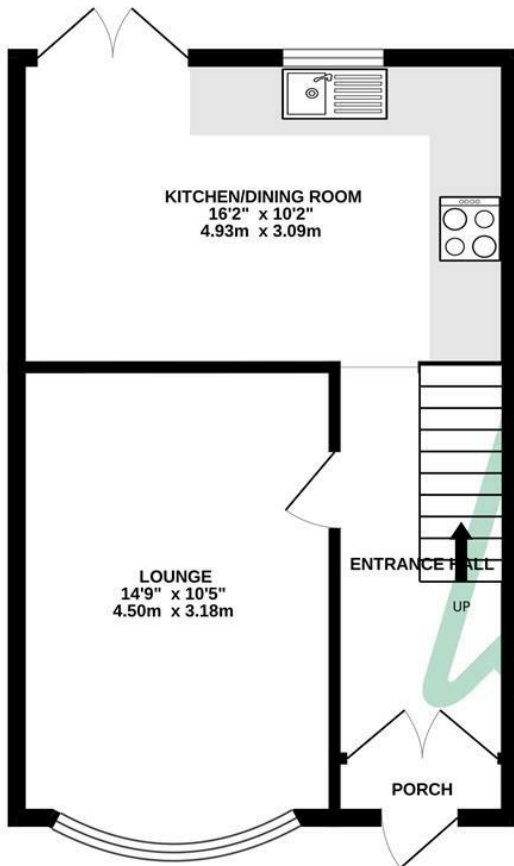
## Directions

Tel: 01634730672

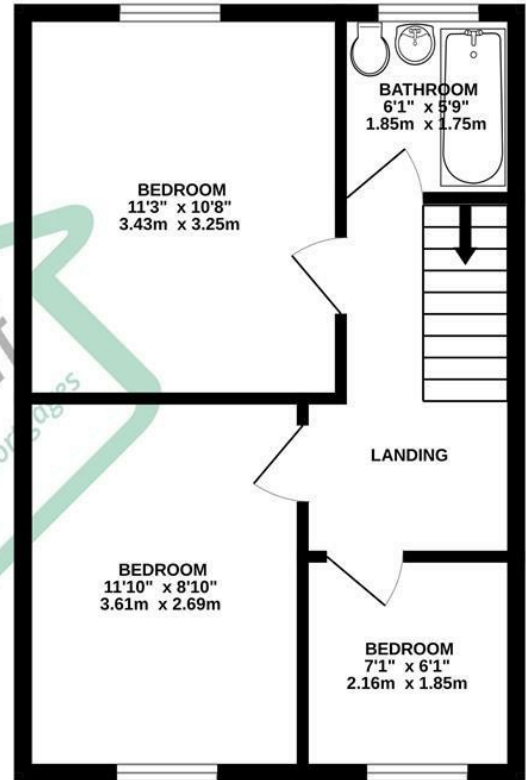




GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 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		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

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.