



## 26 Cavendish Road

Rochester, Kent, ME1 2HN

GREENLEAF PROPERTY SERVICES are delighted to introduce this well presented three bedroom mid-terrace house to the market, in a popular residential Rochester ME1 location within walking distance of the station, High Street, and all amenities. This characterful family home is situated on a quiet no-through road, and boasts a separate lounge and dining room, three good size bedrooms, a private and peaceful raised garden perfect for BBQs and outdoor entertaining, and is ready for the new owners to move into and put their own stamp on.

The layout briefly consists of: Entrance porch into lounge, through to dining room, kitchen, rear lobby out to garden, and bathroom: The compact upstairs landing gives access to three bedrooms, with the third being off the second.

Located a short walk to highly regarded local schools for all age groups, all local shops and amenities are nearby. The historic High Street, with its range of cafes, bars and boutiques is a short walk away, as is Rochester castle and cathedral, and the station with 40 minute fast trains into London St Pancras. All A2/M2/M20 road links and further shopping and leisure amenities are a short drive away, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £260,000

# 26 Cavendish Road

## Rochester, Kent, ME1 2HN



- MID-TERRACED VICTORIAN HOUSE CLOSE TO TOWN
- WELL PRESENTED THROUGHOUT
- WALK TO HIGHLY REGARDED SCHOOLS FOR ALL AGE GROUPS
- EPC GRADE D / COUNCIL TAX BAND B / FREEHOLD PROPERTY
- THREE BEDROOMS
- LOW-MAINTENANCE GARDEN
- WALK TO RESTAURANTS, BARS, BOUTIQUES AND CAFES
- NO CHAIN
- WALK TO HISTORIC HIGH STREET, CASTLE, CATHEDRAL AND RIVER
- CLOSE TO ALL A2/M2/M20 ROAD LINKS

### Entrance Porch

3'7" x 2'11" (1.1m x 0.9m)

Front door into entrance porch with useful space for shoes and coats.

### Lounge

12'7" x 10'9" (3.85m x 3.3m)

With neutral carpet and decor, window to front of property, stairs up to first floor, door through to dining room.

### Dining Room

12'7" x 10'9" (3.85m x 3.3m)

With window to rear, neutral carpet and decor continued, built-in cupboard, door to kitchen.

### Kitchen

9'0" x 7'6" (2.75m x 2.3m)

With modern laminate flooring and range of attractive wall and base units with chrome fixtures and fittings, contrasting wood-effect worktops and stylish decor with white tiled splashbacks, window to side, gas hob, open doorway to lobby.

### Lobby

6'10" x 2'7" (2.1m x 0.8m)

With neutral carpet and decor, door to garden, door to bathroom.

### Bathroom

7'6" x 6'10" (2.3m x 2.1m)

With white suite consisting of bath with shower over, WC and basin white splashback tiles, laminate flooring, window to side.

### Landing

2'5" x 2'5" (0.75m x 0.75m)

Compact landing with neutral carpet and decor, doors into bedrooms either side.

### Bedroom One

12'7" x 10'9" (3.85m x 3.3m)

Double bedroom with built-in cupboard and loft access, window to front of house, neutral carpet and decor.

### Bedroom Two

12'7" x 10'9" (3.85m x 3.3m)

Double bedroom with neutral carpet and decor, window to rear of property, door to bedroom three.

### Bedroom Three

8'10" x 6'10" (2.7m x 2.1m)

Located off second bedroom, good size single/smaller double bedroom with window to rear, neutral carpet and decor.

### Garden

With hard-standing area to rear side of property, a few steps up to attractive raised landscaped garden area, all fully fenced, a private and peaceful space.

### 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

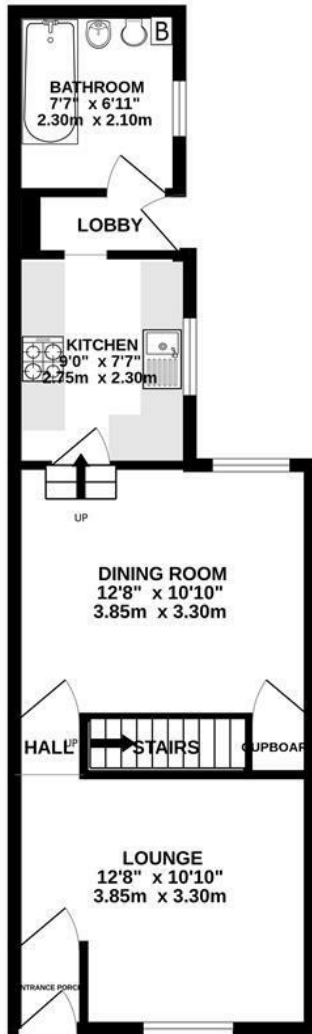
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

Tel: 01634730672

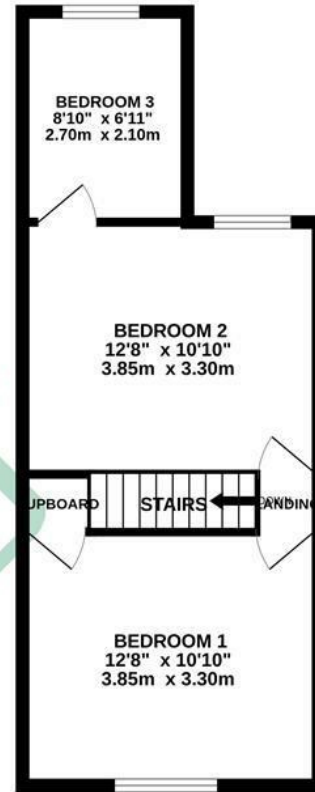




GROUND FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 815 sq.ft. (75.8 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.  
Made with Metropix ©2024

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>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 65, Potential 88

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.