



290 The Tideway

Rochester, ME1 3PR

GREENLEAF PROPERTY SERVICES are pleased to offer this well-presented three bedroom end terraced property to the market, in a sought-after residential area within Rochester ME1, available with NO ONGOING CHAIN. Boasting a good size kitchen, spacious lounge/diner, three good size bedrooms and a garden bursting with potential, this spacious family home further benefits from strong potential to create off road parking (subject to usual consents), and a location within walking distance of Rochester's Grammar schools.

The accommodation comprises of entrance, kitchen/dining room and spacious lounge. To the first floor there are three bedrooms, bathroom and separate W/C. Benefits include double glazing, gas central heating and a good size rear garden.

Situated in this ever-popular residential area, this lovely family home is close to all local amenities and schools, A2/M2/M20 road links and the historic town centre with its array of cafes, restaurants, bars and boutiques. The station offers fast service into London St Pancras.

EPC GRADE C/ COUNCIL TAX BAND B

Offers In The Region Of £295,000

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- END OF TERRACE HOUSE IN GOOD LOCATION WITH NO CHAIN
- SPACIOUS KITCHEN
- POPULAR RESIDENTIAL LOCATION
- COUNCIL TAX BAND B
- THREE BEDROOMS
- FIRST FLOOR BATHROOM WITH SEPARATE W/C
- CLOSE TO SCHOOLS/MOTORWAY LINKS/STATION
- GOOD SIZE LOUNGE/DINER
- GOOD SIZE REAR GARDEN / POTENTIAL FOR OFF ROAD PARKING (STPP)
- EPC GRADE C

Entrance

Lounge

18'11 x 11 (5.77m x 3.35m)

Kitchen/Dining Room

18'11 x 11 narrowing to 7'11 (5.77m x 3.35m narrowing to 2.41m)

First Floor Landing

Bedroom

11'10 x 11 (3.61m x 3.35m)

Bedroom

10'6 x 7'6 (3.20m x 2.29m)

Bedroom

8'1 x 8 (2.46m x 2.44m)

Bathroom W/C

Separate W/C

Rear Garden

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.



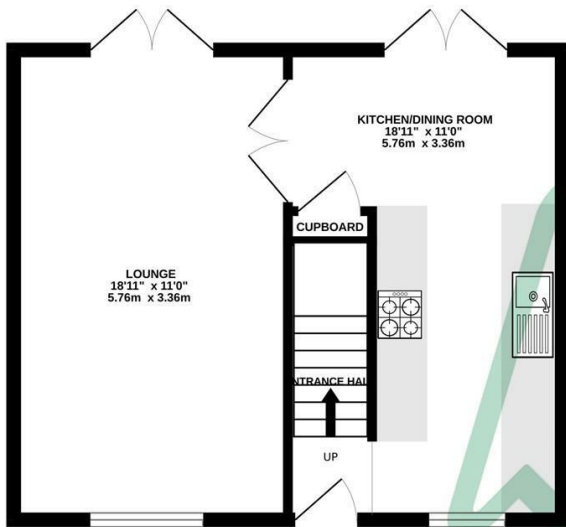
Directions

Tel: 01634730672

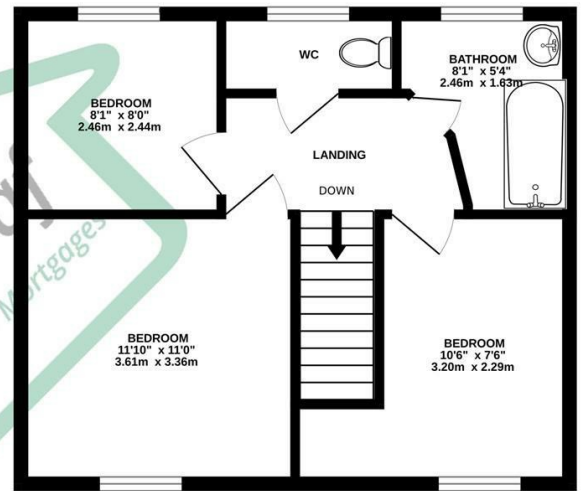




GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.4 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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.