



14 Nickleby Close

Rochester, ME1 2LE

Greenleaf Property Services are pleased to offer to the market for the first time in nearly 30 years this well presented semi detached property situated in the sought after Nickleby Close, Rochester.

The accommodation comprises of entrance porch, utility room, entrance hall, spacious lounge, kitchen/dining room and bathroom W/C. To the first floor are three bedrooms. Benefits include double glazing, gas central heating and an enclosed well maintained rear garden.

Located within walking distance of Rochester's sought-after grammar schools, further schools for all age groups are a short distance away. All A2/M2/M20 road links and bus stops are nearby, as is the historic High Street with its range of cafes, restaurants, bars, boutiques, and famous cathedral and Norman castle. Rochester and Chatham stations offer a fast service into London St Pancras, whilst all local shops and amenities are within walking distance also.

Whether you are a first-time buyer or looking to add to your portfolio, this semi-detached property is sure to be of interest, we therefore recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade D/Council Tax Band C.

Offers In The Region Of £330,000

14 Nickleby Close

Rochester, ME1 2LE



- SOUGHT AFTER RESIDENTIAL LOCATION
- UTILITY ROOM
- GAS CENTRAL HEATING
- COUNCIL TAX BAND C
- THREE BEDROOMS
- EASILY MAINTAINABLE REAR GARDEN
- CLOSE TO SCHOOLS AND ROAD LINKS
- KITCHEN/DINING ROOM
- DOUBLE GLAZING
- EPC GRADE D

Entrance Porch

6'8 x 4'9 (2.03m x 1.45m)

Utility Room

9'3 x 4'9 (2.82m x 1.45m)

Entrance Hall

Bathroom W/C

6'5 x 5'8 (1.96m x 1.73m)

Lounge

13'5 x 12'4 (4.09m x 3.76m)

Kitchen/Dining Room

15'4 x 7'7 (4.67m x 2.31m)

First Floor Landing

Bedroom

13'8 x 11'6 (4.17m x 3.51m)

Bedroom

10'6 x 7'9

Bedroom

10'6 x 5'5 (3.20m x 1.65m)

Rear Garden

enclosed and well maintained.

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

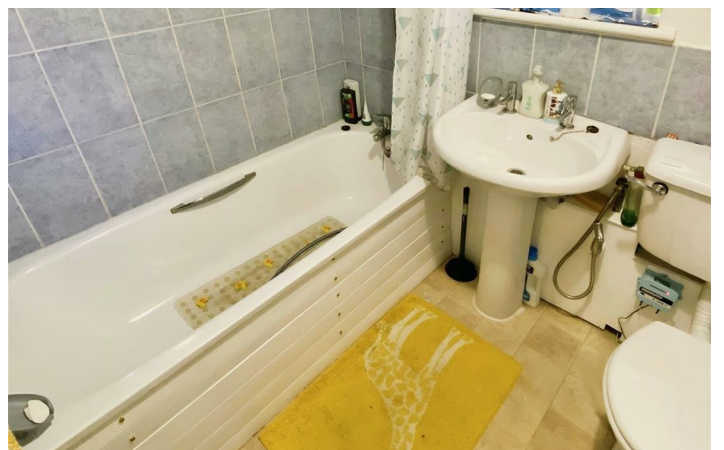
We endeavour to make our sales particulars accurate and reliable,

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.



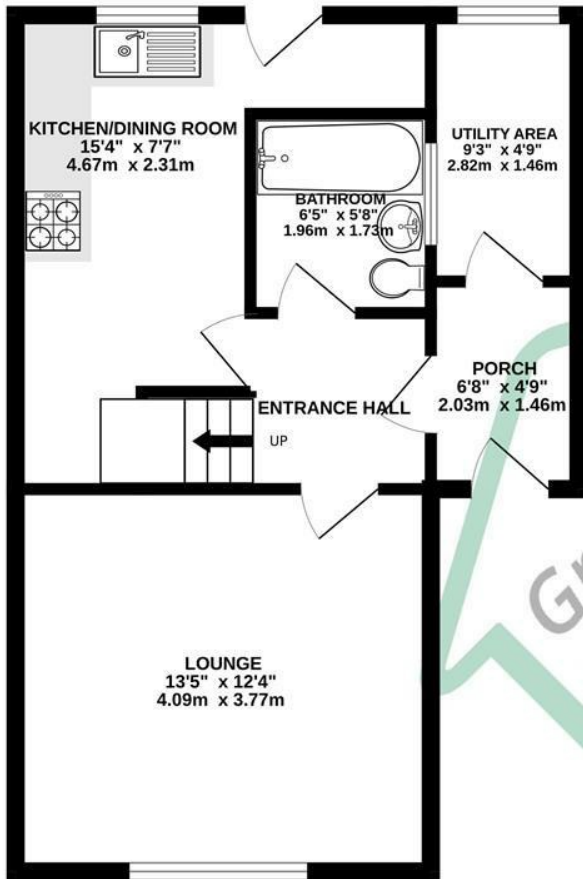
Directions

Tel: 01634730672

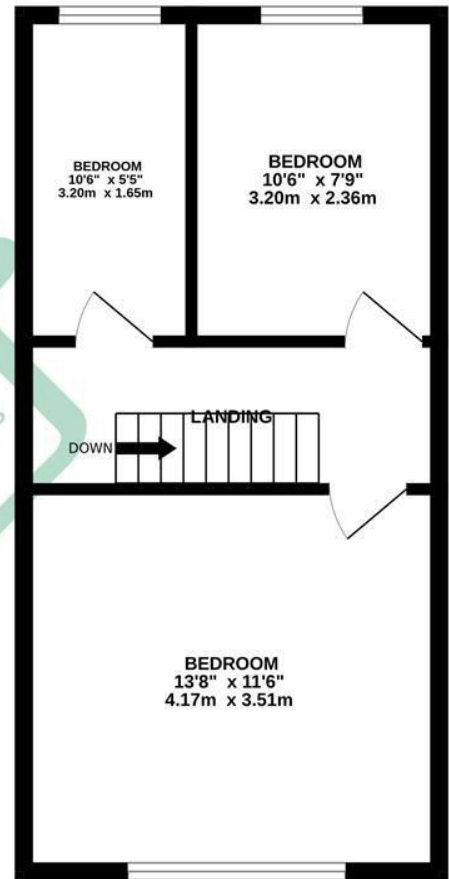




GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.

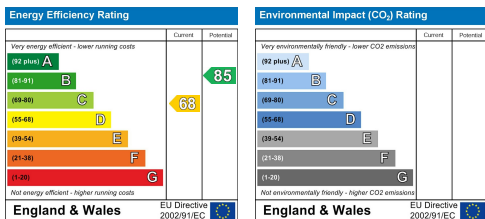


1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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