



36 Ravenswood Avenue

Rochester, ME2 3BX

GREENLEAF PROPERTY SERVICES are delighted to offer this well presented three bedroom semi-detached family home to the market, in sought-after Frindsbury, Strood. The property has been well cared for by the current owners, and offers stunning views overlooking the River, Rochester castle and cathedral, and is situated close to all amenities. Further benefits include a garage to the rear, a modern bathroom, parquet flooring to the lounge, and is ready to move into and enjoy.

The layout briefly consists of: Hallway giving access to the lounge/dining room, kitchen and conservatory. The first floor landing gives access to three bedrooms, bathroom and separate W/C.

Situated in the popular Frindsbury area close to highly rated Ofsted local schools for all age groups and road links to A2/M2/M20 motorways to London and coast, nearby Strood station offers a fast train service to London St Pancras in approx 40mins. The town offers a wide range of shopping and leisure facilities, whilst nearby historic Rochester High Street offers a further range of cafes, bars, boutiques and restaurants, as well as the Norman castle and famous cathedral. We recommend viewing at your earliest convenience to avoid disappointment.

Council Tax Band C. EPC Grade C.

Offers In The Region Of £295,000

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- POPULAR RESIDENTIAL LOCATION
- FITTED KITCHEN
- ENCLOSED REAR GARDEN
- COUNCIL TAX BAND C
- THREE BEDROOMS
- UPSTAIRS BATHROOM WITH SEPARATE W/C
- CONSERVATORY
- LOUNGE/DINING ROOM
- GARAGE TO REAR
- EPC GRADE C

Entrance hall

Lounge/Dining room

15'11" x 11'9" (4.86 x 3.60)

Kitchen

10'9" x 9'10" (3.30 x 3.00)

Conservatory

9'10" x 7'10" (3 x 2.40)

First Floor Landing

Entrance to Loft.

Bedroom

11'9" x 9'10" (3.6 x 3.0)

Bedroom

11'1" x 7'6" (3.40 x 2.30)

Bedroom

8'11" x 5'10" (2.73 x 1.80)

Bathroom

5'6" x 4'11" (1.70 x 1.50)

Separate W/C

Rear Garden

Side and rear access.

Garage

situated to rear.

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, and are not

precise. 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.

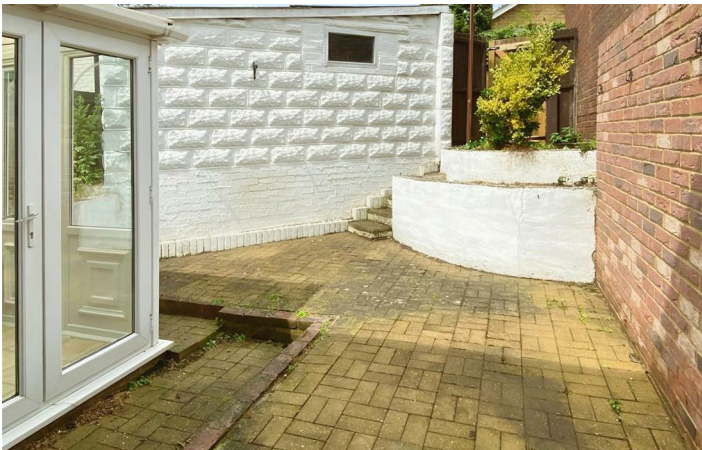
Agents Note

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.



Directions

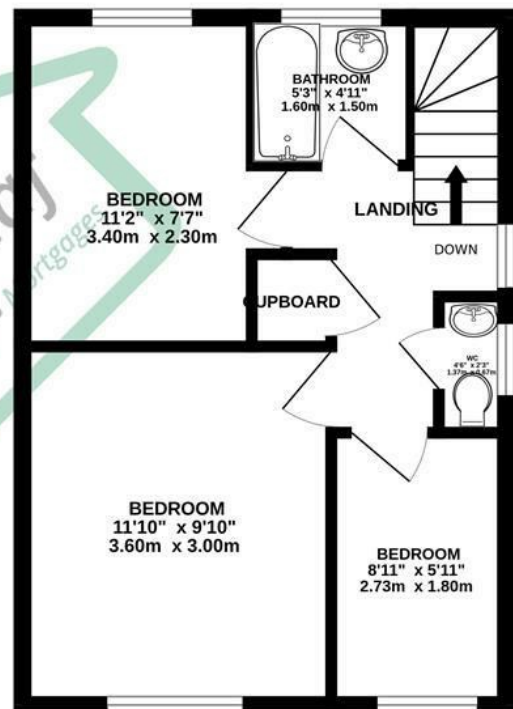
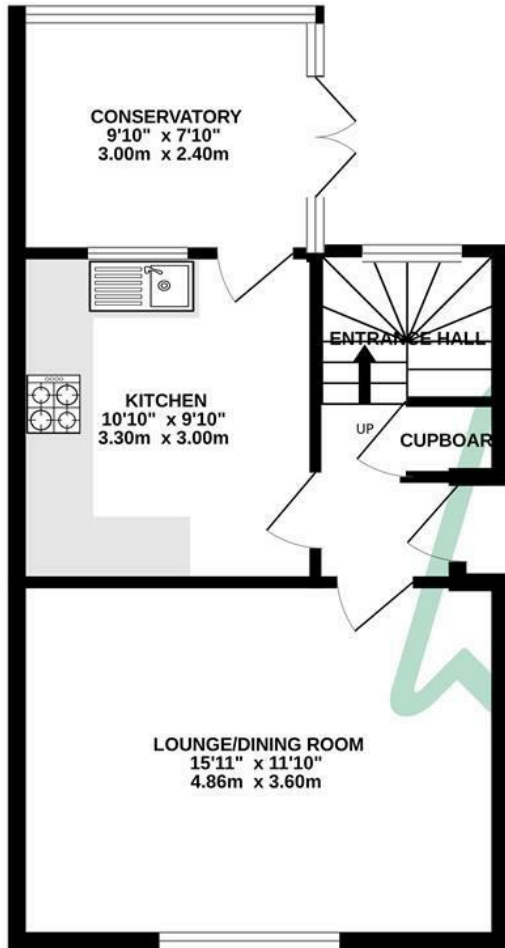
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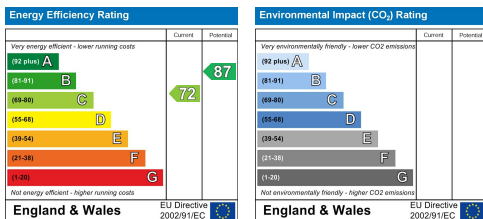
GROUND FLOOR
433 sq.ft. (40.3 sq.m.) approx.

1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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.
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