



12 Higham Road

Rochester, ME3 8BB

NO CHAIN!

Greenleaf Property Services are pleased to offer for sale this well presented freehold terraced house, conveniently situated in sought-after Higham, Rochester.

The accommodation comprises of entrance porch, open-plan lounge/dining room and kitchen, complete with integrated appliances. To the first floor there are two bedrooms and shower room W/C. The property further benefits from a good size beautifully presented rear garden, double glazing, gas central heating and a loft with a Velux window.

Located close to highly regarded local schools for all age groups including the new Maritime Academy currently under construction, all A2/M2/M20 road links are a short drive away. Strood and the historic Rochester town centres offer a wide range of shopping facilities, restaurants, cafes and bars, whilst the comprehensive Dockside outlet is a short drive away also. Strood station is a short walk away and offers a fast train service to London St Pancras, whilst bus stops are nearby also.

Opportunities such as this are few and far between, we therefore recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade D. Council Tax Band Band B.

Offers In The Region Of £265,000

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- NO CHAIN!
- LOUNGE/DINING ROOM
- GOOD SIZE IMMACULATEDLY PRESENTED REAR GARDEN
- EPC GRADE D
- IDEAL FIRST PURCHASE/INVESTMENT
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- EXCELLENT MOTORWAY CONNECTIONS AND CLOSE TO LOCAL SCHOOLS
- TWO BEDROOMS
- FIRST FLOOR SHOWER ROOM W/C
- COUNCIL TAX BAND B

Entrance Porch

Lounge/Dining Room

24'5" x 12'4" (7.46 x 3.77)

Kitchen

9'10" x 6'6" (3 x 2)

First Floor Landing

Entrance to loft with Velux window.

Bedroom

12'5" x 10'11" (3.81 x 3.35)

Bedroom

10'1" x 6'0" (3.08 x 1.84)

Shower Room W/C

9'10" x 6'6" (3 x 2)

Rear Garden

Good size with patio area, brick built storage shed and further

shed.

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.

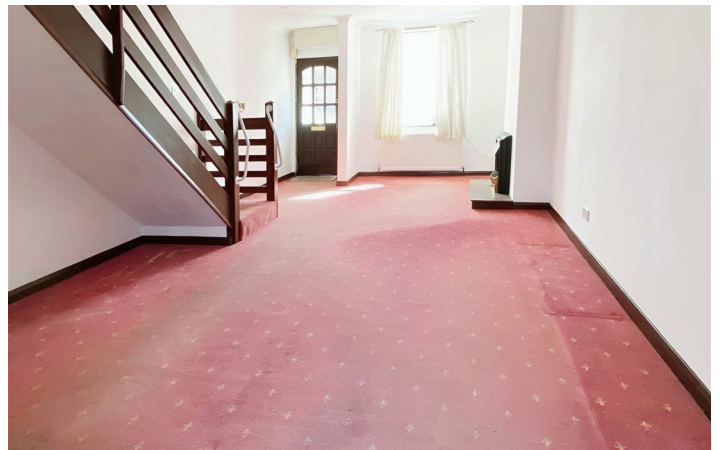
Agents Note

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 and fifty pounds per referral.



Directions

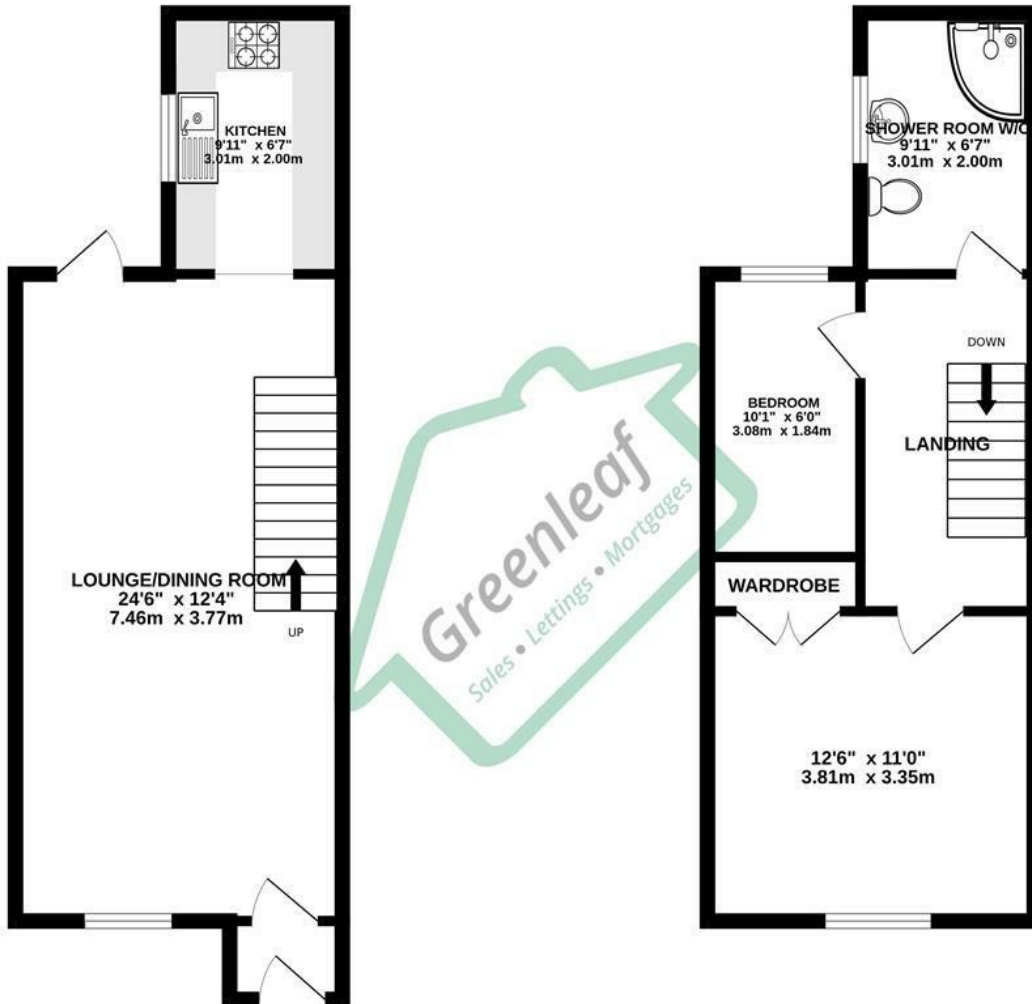
Tel: 01634730672





GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.

1ST FLOOR
368 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 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>	
	86		
	67		
England & Wales	EU Directive 2002/91/EC	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.