



13 Grove Road

Rochester, ME2 4BX

GREENLEAF PROPERTY SERVICES are delighted to introduce this substantial Victorian three bedroom end of terrace house to the market, in Strood Rochester, within a walk of the station to London, local schools, and all local amenities and road links. Boasting high ceilings and retaining many original features throughout, this spacious bay-fronted family home further benefits from a great size open-plan lounge/diner, a recently updated bathroom, three double bedrooms, and a pretty courtyard garden perfect for entertaining. Whilst the property has been well cared for by the current owners, the opportunity is there to update and refresh to your own specification, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly comprises of: Covered storm-porch into the spacious hallway giving access to the open-plan lounge and dining areas, kitchen and rear lobby through to the bathroom and out to the low-maintenance courtyard garden, offering much potential for a private and peaceful outside space. The equally spacious upstairs landing gives access to three double bedrooms, and the loft with potential for further accommodation subject to planning permission and new owners wishes.

The property is located close to highly regarded local schools for all age groups, all A2/M2/M20 road links, and is within a five minute walk of the station offering fast train services to London in approx 40 minutes. Extensive local amenities are all nearby, with Strood and nearby historic Rochester offering a fine selection of restaurants, cafes, shopping and leisure facilities. We recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £285,000

13 Grove Road

Rochester, ME2 4BX



- CHARACTERFUL VICTORIAN END OF TERRACE HOUSE
- RECENTLY UPDATED BATHROOM
- CLOSE TO HIGHLY REGARDED LOCAL SCHOOLS
- EPC GRADE D / COUNCIL TAX BAND B / FREEHOLD
- POTENTIAL FOR NO CHAIN
- ATTRACTIVE LOW-MAINTENANCE COURTYARD GARDEN
- WALK TO ALL SHOPPING AND LEISURE AMENITIES
- THREE DOUBLE BEDROOMS AND IMPRESSIVE OPEN-PLAN LOUNGE/DINER
- WALK TO STATION AND 40-MINUTE FAST TRAINS TO LONDON
- CLOSE TO ALL A2/M2/M20 ROAD LINKS

Hallway

22'1" x 5'2" (narrowing to 3'3") (6.75m x 1.6m (narrowing to 1.0))

Covered storm porch with original tiles and archway lead into the spacious hallway with exposed floorboards and white walls, cornicing, original archway, doorways into lounge/diner and kitchen, stairs up to first floor with cupboard underneath.

Lounge Area

11'11" x 11'5" (3.65m x 3.5m)

Impressive lounge to front of house with bay-window and stylish fitted shutters, exposed floorboards and attractive neutral decor with feature fireplace, original cornicing and ceiling roses, open-plan to dining area.

Dining Area

15'10" x 9'6" (4.85m x 2.9m)

With attractive neutral decor and exposed floorboards continued, open-plan from lounge but potential to separate if desired, window to rear with potential for patio doors out to garden, subject to new owners wishes and usual consents.

Kitchen

9'6" x 9'2" (2.9m x 2.8m)

With neutral gloss units to wall and floor, neutral wall and floor tiles with contrasting worktops, large gas hob, feature splashback tiles, separate washing machine, dishwasher and fridge-freezer possibly to stay, boiler located here also. Open doorway to rear lobby.

Rear Lobby

3'9" x 3'3" (1.15m x 1.0m)

With doorway access into bathroom, and out to garden, tiled flooring and neutral decor.

Bathroom

9'2" x 7'2" (2.8m x 2.2m)

Beautiful and spacious bathroom, updated in recent years, with white suite consisting of bath with shower over, basin and WC, stylish tiled flooring with underfloor heating, white metro tiles to walls with feature bath wall, downlighters, vertical chrome radiator and two windows to rear of building.

Landing

12'5" x 5'2" (3.8m x 1.6m)

Good size landing with high ceiling, neutral carpet and white walls, wooden handrails, space and potential for staircase/loft conversion, subject to planning permission and new owners wishes. Access to three good size bedrooms from here.

Bedroom One

15'3" x 12'1" (4.65m x 3.7m)

Good size double bedroom with neutral carpet and decor, built-in wardrobes to one wall, two windows to front of property with fitted shutters, cornicing and ceiling rose.

Bedroom Two

12'5" x 9'6" (3.8m x 2.9m)

Double bedroom with neutral carpet and decor, window to rear of property, cornices and ceiling rose, loft access from here. (The loft is boarded, has a

light, ladder and potential for further accommodation subject to planning permission and new owners wishes).

Bedroom Three

9'2" x 8'10" (2.8m x 2.7m)

Smaller double bedroom with window to rear, neutral carpet and decor.

Courtyard Garden

Attractive paved garden, private and peaceful, gated access to front of property, fenced either side with wall to rear.

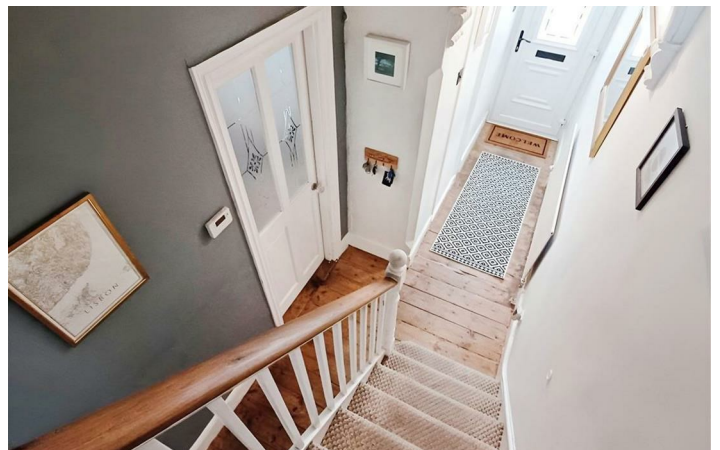
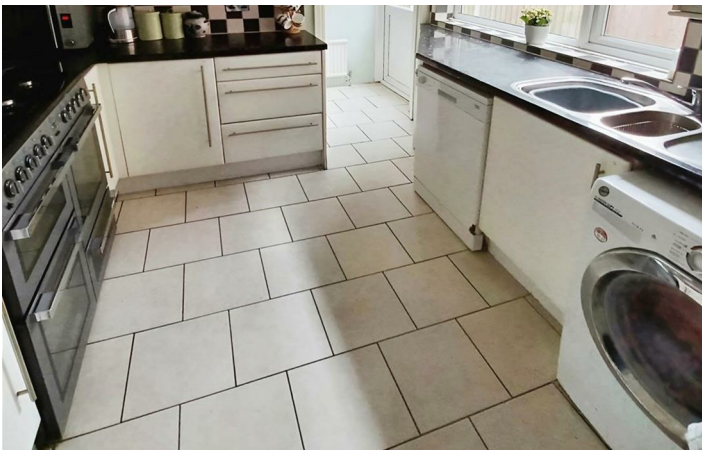
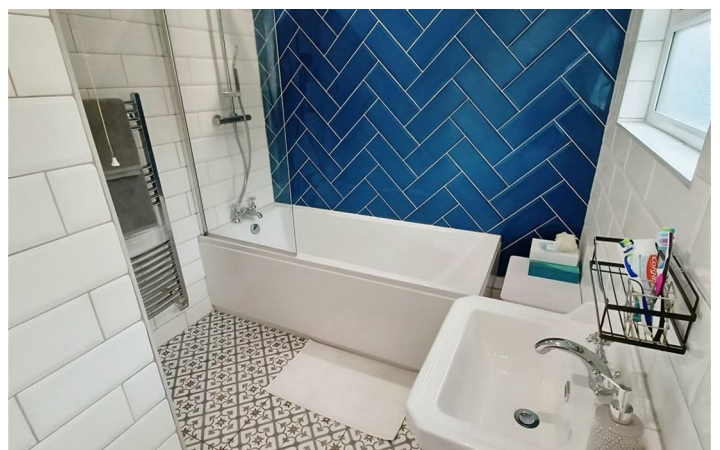
Agents Note 1

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 2

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 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 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.

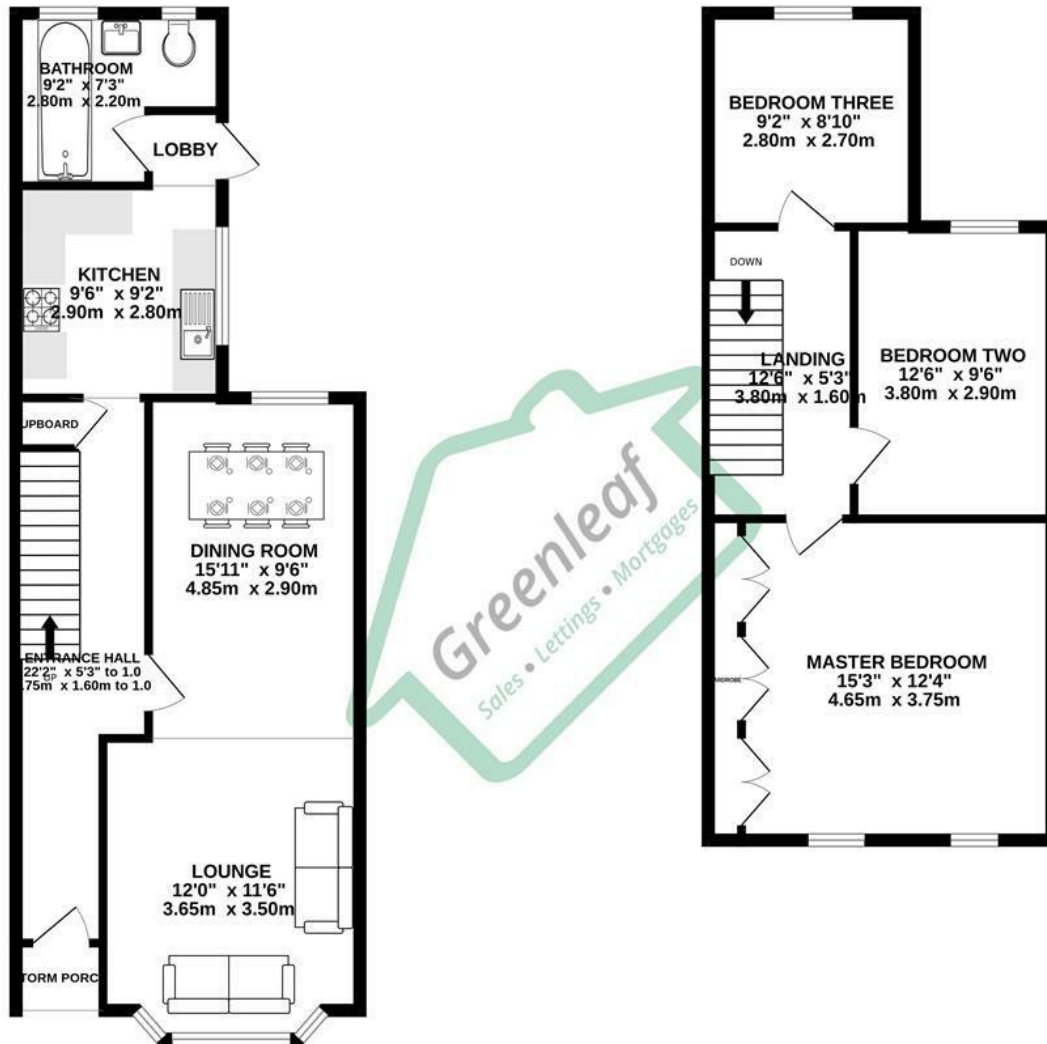
Tel: 01634730672





GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1090 sq.ft. (101.3 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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