



14 Beresford Avenue

Rochester, ME1 2QU

GREENLEAF Property Services are delighted to introduce this impressive and immaculately presented three bedroom extended semi-detached house to the market, in sought-after ME1 Rochester. This attractive bay-fronted family home boasts off road parking in front of the garage to the side, with potential to extend over the garage subject to usual permissions, and offers spacious accommodation throughout. To the rear, there is a patio area and a good-size established rear garden.

The layout briefly consists of: Entrance hall leading to the lounge/dining room and fitted kitchen. The upstairs landing gives access to three bedrooms-two double and one single, and the family shower room W/C. The property has been well maintained by the vendor but there is scope to put your own mark on the property.

Located in a quiet residential location close to both Rochester and Chatham stations with fast trains to London, quality local schools are within walking distance, and all A2/M2/M20 road links are a short drive away. Local shops, doctor and dental surgeries are a walk away, as is the ever-popular historic Rochester High Street and its range of quirky boutiques, bars, restaurants and cafes, Norman castle, famous cathedral and beautiful river walks. This delightful family home is simply ready to move into and enjoy, we therefore recommend viewing at your earliest convenience to avoid disappointment. EPC Grade D. Council Tax Band D.

Offers In The Region Of £375,000

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- SOUGHT-AFTER LOCATION
- GOOD SIZE REAR GARDEN
- LOUNGE/DINING ROOM
- COUNCIL TAX BAND D / FREEHOLD
- EXTENDED SEMI-DETACHED WITH POTENTIAL
- FIRST FLOOR MODERN SHOWER ROOM W/C
- CLOSE TO HIGHLY REGARDED SCHOOLS AND A2/M2/M20 MOTORWAY LINKS
- GARAGE & DRIVE
- THREE GOOD SIZE BEDROOMS
- EPC GRADE D

Entrance Porch

6'0" x 5'11" (1.85 x 1.81)

Entrance Hall

11'6" x 5'8" (3.52 x 1.74)

Lounge/Dining Room

26'10" x 11'3" (8.2 x 3.45)

Kitchen

14'0" x 9'11" (4.27 x 3.03)

First Floor Landing

Entrance to loft.

Bedroom

15'6" x 10'0" (4.74 x 3.07)

Bedroom

11'4" x 10'0" (3.46 x 3.05)

Bedroom

6'11" x 6'7" (2.13 x 2.03)

Shower Room W/C

7'0" x 6'4" (2.15 x 1.95)

Rear Garden

Good size, access to garage.

Garage

15'11" x 9'8" (4.87 x 2.96)

Up and over door with power and light.

Off Road Parking

To front

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.



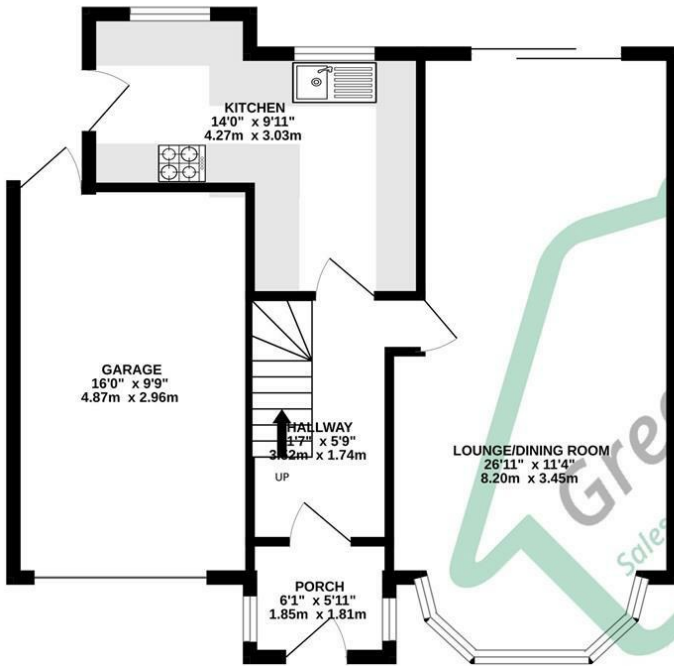
Directions

Tel: 01634730672

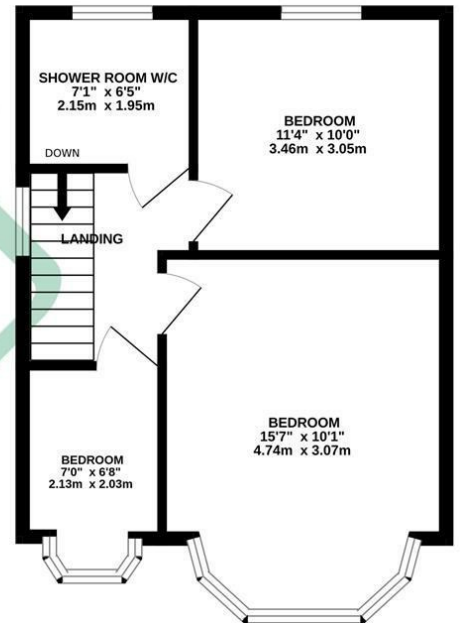




GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.

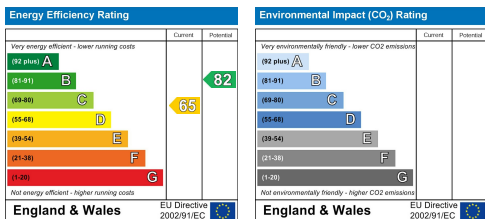


1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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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