



7 Barnaby Terrace

Rochester, ME1 2LL

GREENLEAF PROPERTY SERVICES are delighted to introduce this vacant three bedroom mid-terrace house to the market, in a sought-after residential location in ME1 Rochester. Available with NO ONGOING CHAIN, this ideal first-time buyers property boasts off road parking for two cars, three separate bedrooms and upstairs bathroom, a great size flat garden with patio, and a spacious conservatory with potential for a variety of uses subject to the new owners wishes. Whilst the property has been well cared for by the current owners for many years and enjoys a well presented kitchen and bathroom, the opportunity is there to update and redecorate to your own specification in due course.

The layout briefly consists of: Hallway giving access to lounge/diner out to conservatory, kitchen through to conservatory, and stairs up to the first floor; The landing gives access to three bedrooms and bathroom.

Located within a walk of highly regarded schools for all age groups, all local amenities and shops are nearby. The historic High Street is also a walk away and offers a wealth of restaurants, cafes, bars and boutiques, the ever popular castle, cathedral and river, whilst the nearby station offers a fast train service into London St Pancras in approx 40 minutes. All A2/M2/M20 road links a a short drive away.

Interest is sure to be strong in this vacant three bedroom house in a central Rochester location with no chain and off road parking, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Offers In Excess Of £260,000

7 Barnaby Terrace

Rochester, ME1 2LL



- WELL PRESENTED MID-TERRACE HOUSE WITH NO CHAIN!
- GOOD SIZE GARDEN
- WALK TO HIGHLY REGARDED LOCAL SCHOOLS
- EPC GRADE D / COUNCIL TAX BAND C / FREEHOLD HOUSE
- THREE BEDROOMS AND SPACIOUS CONSERVATORY!
- OPPORTUNITY TO ADD YOUR OWN STAMP
- CLOSE TO HISTORIC HIGH STREET AND STATION WITH FAST TRAINS TO LONDON
- OFF ROAD PARKING FOR TWO CARS!
- POPULAR ME1 LOCATION CLOSE TO ALL LOCAL AMENITIES
- CLOSE TO ALL A2/M2/M20 ROAD LINKS

Hallway

8'2" x 6'0" (2.5m x 1.85m)

Spacious hallway with neutral tiled flooring and white walls, window to side of front door, coving, doors to lounge/diner and kitchen, stairs up to first floor.

Lounge/Diner

18'10" (into bay) x 12'5" (5.75m (into bay) x 3.8m)

With neutral carpet and decor, bay window to front of house with far reaching views, double doors out to conservatory, plenty of space for table and chairs and sofas.

Kitchen

10'2" x 7'10" (3.1m x 2.4m)

With neutral tiled floor and good range of wooden kitchen cupboards to wall and floor with contrasting vinyl worktops, gas hob with recently new oven, separate fridge-freezer to stay, window to rear, door to conservatory.

Conservatory

17'8" x 8'6" (5.4m x 2.6m)

Good size conservatory with plumbing for washing machine and space for freezer, currently hard-standing to floor, but much potential for a variety of uses- dining room, office, gym, play-room? From here it's out to the patio and garden.

Landing

5'10" x 2'5" (1.8m x 0.75m)

Landing with neutral carpet and decor giving access to bedrooms and bathroom, airing cupboard with boiler, and loft access.

Bedroom One

11'1" x 9'10" (3.4m x 3.0m)

Double bedroom with neutral carpet and white walls, window to front of house with far reaching views.

Bedroom Two

11'1" x 8'0" (3.4m x 2.45m)

Double bedroom with neutral carpet and white walls, window to rear of property.

Bedroom Three

7'8" x 7'6" (2.35m x 2.3m)

Single bedroom with neutral carpet and decor, window to front with far reaching views.

Bathroom

7'2" x 4'11" (2.2m x 1.5m)

With white suite consisting of bath with shower over, basin and WC, vertical chrome radiator, attractive white wall tiles with decorative border, and contrasting grey floor tiles.

Garden

With patio directly to rear of property leading on to a fantastic sized lawn garden for all the family, fenced to both sides, a pathway leads up to a storage shed and gate to the rear.

Off Road Parking

Off road parking for two cars directly in front of your house, a few steps up to your front door from here.

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.

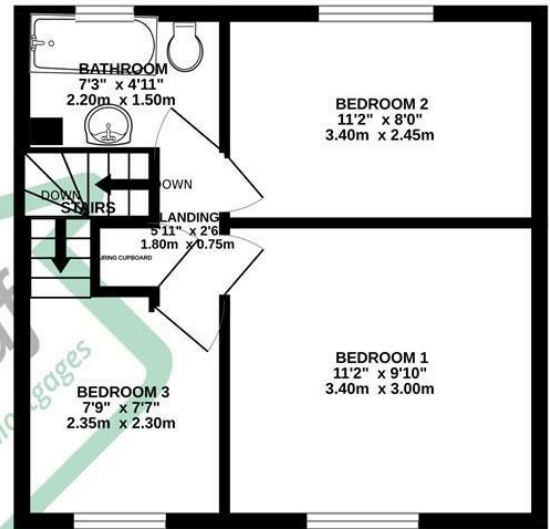
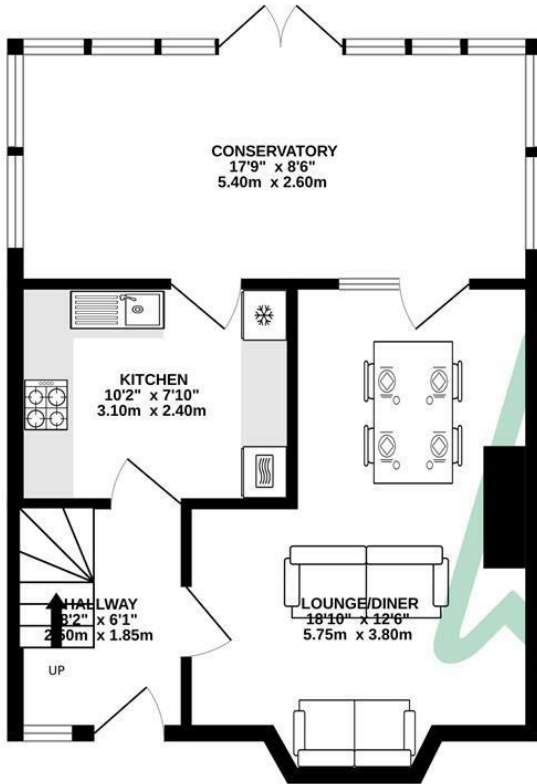
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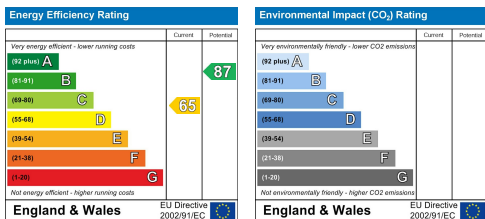
GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.

1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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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