



33a Nickleby Close

Rochester, ME1 2LE

GREENLEAF PROPERTY SERVICES are delighted to introduce this well presented and enviably located three bedroom semi-detached house to the market, in a sought-after residential cul de sac in Rochester ME1. Available with NO ONGOING CHAIN, and boasting three DOUBLE bedrooms, a good size lounge with parquet flooring, separate kitchen/diner, and spacious low maintenance landscaped garden with raised patio area and far reaching views, this lovely family home is ready to move into and enjoy. Further benefits include an integral garage with off road parking, offering the potential to convert to further accommodation, subject to new owners wishes and usual permissions.

The layout briefly consists of: Hallway giving access to lounge, kitchen/diner out to garden, and stairs up to first floor landing with storage underneath; The first floor landing gives access to three double bedrooms, bathroom, separate WC, storage cupboard and loft. The garden runs the full width of the property and also benefits from side access.

Located within walking distance of highly regarded schools for all age groups, there is also a recreation park a short walk away. The nearby historic High Street offers a wealth of restaurants, cafes, bars, and boutiques, as well as the famous cathedral, Norman castle, and regular festivals and markets. Rochester station offers a 40 minute fast train service into London St Pancras, and all A2/M2/M20 road links are a short drive away. Interest is sure to be strong in this rarely available chain-free semi-detached house, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £335,000

33a Nickleby Close

Rochester, ME1 2LE



- WELL PRESENTED SEMI-DETACHED HOUSE WITH NO ONGOING CHAIN
- FRONT AND REAR LANDSCAPED GARDENS
- CLOSE TO HIGHLY REGARDED SCHOOLS FOR ALL AGE GROUPS
- EPC AWAITED / COUNCIL TAX BAND C / FREEHOLD PROPERTY
- THREE DOUBLE BEDROOMS
- PEACEFUL CUL-DE-SAC LOCATION
- CLOSE TO STATION WITH 40 MINUTE FAST TRAINS TO LONDON ST PANCRAS
- GARAGE AND OFF ROAD PARKING
- CLOSE TO ALL A2/M2/M20 ROAD LINKS
- CLOSE TO HISTORIC HIGH STREET, RESTAURANTS, CAFES AND INDEPENDENT SHOPS AND BARS

Hallway

Spacious hallway with large window to side, parquet flooring with neutral decor, access to kitchen/diner and lounge, stairs up to first floor with cupboard underneath.

Lounge

With stylish parquet flooring continued, good size room with neutral decor and feature wall, large windows to front and rear of property.

Kitchen/Diner

To rear of property, kitchen/diner with neutral tiled flooring and decor, good range of wooden cupboards to wall and floor with contrasting vinyl worktops and partial splashback tiles, gas hob and oven, separate washing machine and fridge-freezer, boiler located here also, two windows to rear offering far reaching views across Rochester, plenty of space for table and chairs, door out to garden.

Landing

The dog-leg stairs lead up to the landing with neutral carpet and decor giving access to three double bedrooms, bathroom, WC, and loft. (The loft is boarded, has a light and ladder, and has previously been used as a useful office space).

Bedroom One

Double bedroom with built-in mirror

wardrobes, neutral carpet and decor, window to front of house.

Bedroom Two

Double bedroom with two built-in wardrobes, neutral carpet and decor, window to front of house.

Bedroom Three

Double bedroom with neutral carpet and decor, window to rear of property providing far reaching views across Rochester and beyond.

Bathroom

With white suite consisting of bath with electric shower over, basin, attractive neutral wall and floor tiles, space-saving sliding door, and window to rear.

WC

With white WC, neutral wall and floor tiles, window to rear.

Garden

Good size private rear garden which has been landscaped and paved to provide a fantastic low-maintenance space for all the family, all year round. There is a further raised patio area with raised planters, a great area perfect for outdoor dining, side access to the front of the property, a built-in BBQ, all fully fenced and ready to enjoy.

Garage and Off Road Parking

With integral garage with power and

light, potential for further accommodation subject to new owners wishes and usual consents. Off road parking space on an incline directly in front of garage.

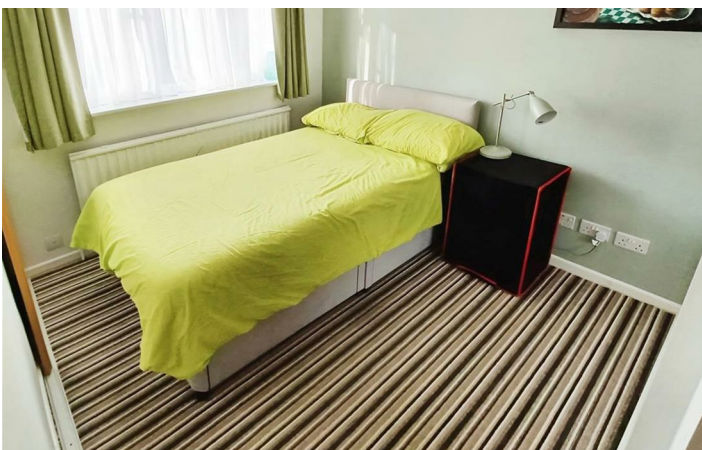
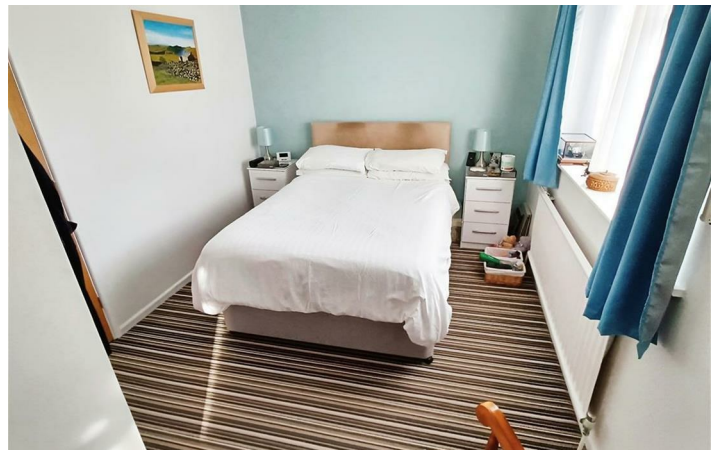
Agents Note 1

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 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.

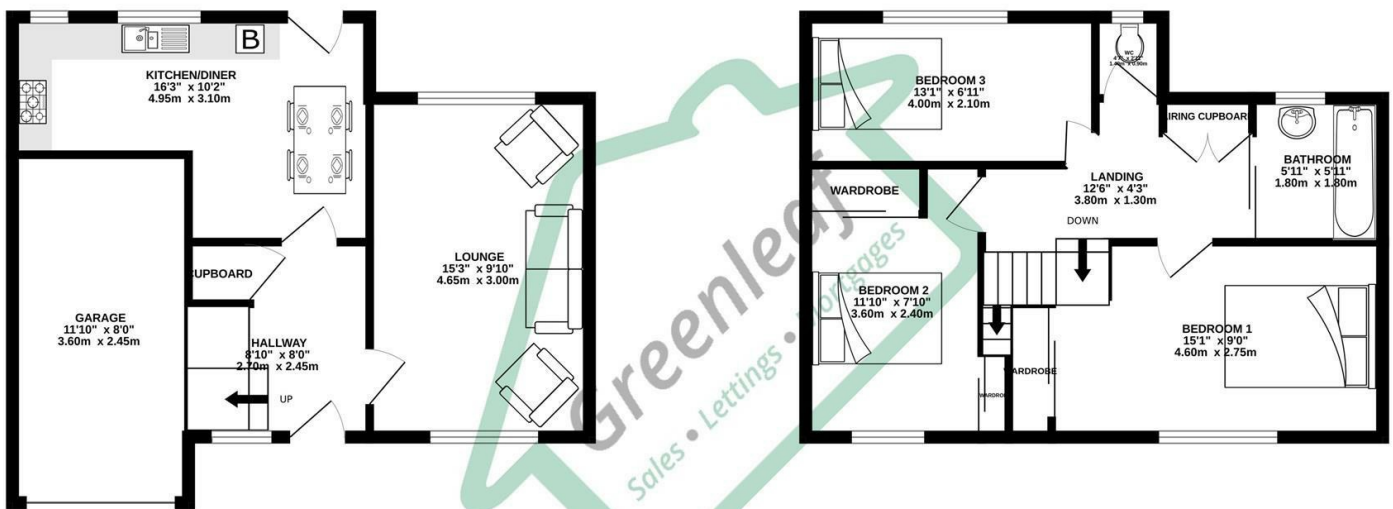
Tel: 01634730672





GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.2 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
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		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		England & Wales EU Directive 2002/91/EC	

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