



1 Gills Cottages High Street

Rochester, ME1 1BY

Greenleaf Property Services are pleased to offer for sale this well presented freehold end-terrace cottage, conveniently situated within walking distance of Rochester Town Centre and offering NO CHAIN. This spacious bay-fronted three bedroom character family home must be viewed at your earliest convenience to avoid disappointment.

The accommodation comprises of entrance porch, inner hallway, spacious open-plan lounge/dining room and kitchen. To the first floor there are two double bedrooms and family bathroom W/C, whilst the third master bedroom is situated on the second floor, and boasts high ceilings and plenty of space for ample storage. The property further benefits from a courtyard style rear garden with spacious side access, double glazing and gas central heating.

Nearby historic Rochester High Street offers a range of restaurants, bars and boutiques, Norman castle and famous cathedral, with beautiful riverside views and walks. Rochester train station is in walking distance and provides a 35 minute fast service to London St Pancras, whilst all A2, M2 & M20 road links are nearby. Highly regarded local schools are within walking distance and the property is ready to move into and enjoy, we therefore recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade D. Council Band B.

Offers In The Region Of £280,000

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- CHARACTERFUL AND PRIVATE END OF TERRACE COTTAGE IN CONVENIENT LOCATION
- FIRST FLOOR BATHROOM W/C
- NO CHAIN
- EPC D / FREEHOLD
- THREE BEDROOMS OVER THREE FLOORS
- CLOSE PROXIMITY TO HIGH STREET & MAINLINE STATION
- ENTRANCE PORCH/CONSERVATORY
- LOUNGE/DINING ROOM
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B

Entrance Porch

11'9" x 4'7" (3.6 x 1.4)

Inner Hallway

Kitchen

8'3 x 7 (2.51m x 2.13m)

Lounge/Dining Room

22'2 x 11'11 (6.76m x 3.63m)

First landing

Bedroom

12'1 x 9'11 (3.68m x 3.02m)

Bedroom

36'1"36'1" x 36'1"26'2" (11'11 x 11'8)

Bathroom W/C

8'2" x 6'10" (2.5 x 2.1)

Second Floor

Bedroom

16'3 x 11'10 (4.95m x 3.61m)

Rear Garden

Courtyard style with side access.

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

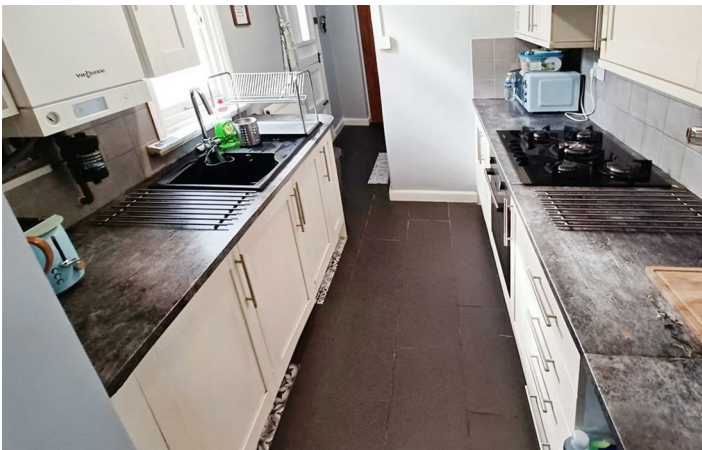
We endeavour to make our sales particulars accurate and reliable,

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.



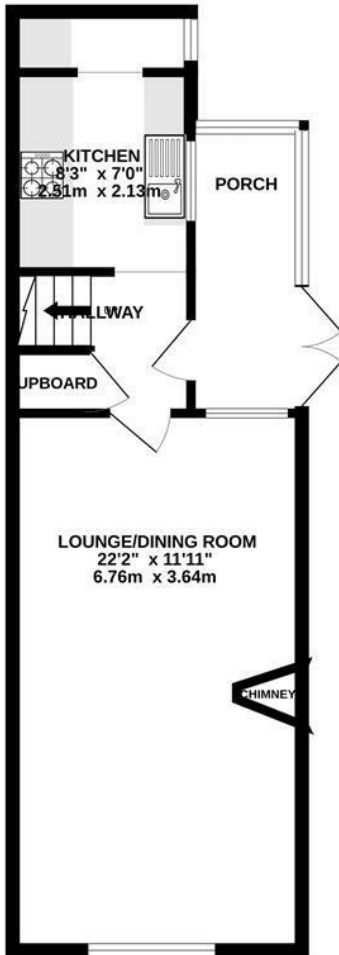
Directions

Tel: 01634730672





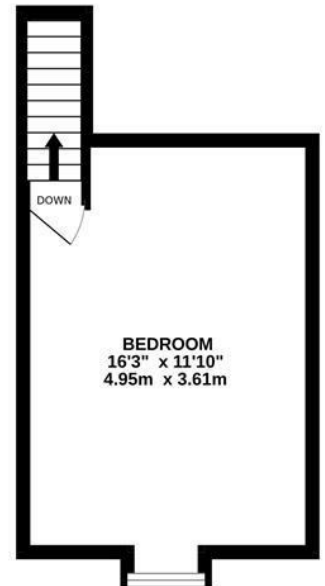
GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR
221 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.5 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	

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.