



## 141 City Way

Rochester, ME1 2BE

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautiful two bedroom detached bungalow on the sought-after City Way, Rochester. Available with NO ONGOING CHAIN and bursting with potential, this previously much-loved family home boasts a garage, ample off road parking, a good size garden, and potential for the new owners to update and expand subject to the new owners wishes and usual permissions.

Floorplan and EPC awaited.

Price Guide £550,000

# 141 City Way

## Rochester, ME1 2BE



- DETACHED BUNGALOW
- KITCHEN/UTILITY ROOM
- CLOSE TO HIGHLY REGARDED SCHOOLS AND ALL A2/M2/M20 ROAD LINKS
- EPC AND FLOORPLAN AWAITED / COUNCIL TAX BAND E / FREEHOLD
- TWO BEDROOMS
- SPACIOUS CONSERVATORY
- CLOSE TO HISTORIC HIGH STREET AND ALL LOCAL AMENITIES
- SPACIOUS LOUNGE/DINER
- BEAUTIFULLY ESTABLISHED GARDEN
- CLOSE TO STATION AND 40 MINUTE FAST TRAINS TO LONDON ST PANCRAS

### 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.





Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Planned
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.