



205 Holborough Road

Snodland, ME6 5PD

GREENLEAF are delighted to introduce this characterful two-bedroom end-of-terrace house to the market, on the sought-after Snodland High Street, Rochester. Boasting surprisingly spacious accommodation throughout, this well presented property is ready to move into and enjoy, whilst also offering the opportunity to add your own stamp as you wish. The layout briefly consists of: Entrance into lounge, separate dining room and kitchen. The first-floor landing gives access to two good sized bedrooms and a generous family bathroom W/C. To the rear of the property there is a good size rear garden.

The property is set within close proximity to Halling station which has connections to Strood & Maidstone stations for direct trains to London and the south coast, and all M2/M20/A2 road links are nearby. The property is also conveniently close to Bluewater shopping centre, being just a twenty minute drive away, and well regarded local schools. Further highly regarded schools for all age groups are located in nearby Strood, Rochester, Snodland and Maidstone. This lovely property will appeal to first-time buyers, investors, or perhaps those who are looking to downsize, we therefore recommend viewing at your earliest convenience to avoid disappointment. Call now to arrange a viewing!

EPC Grade D/ Council tax band B.

Price Guide £230,000

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- END OF TERRACE FREEHOLD HOUSE WITH NO CHAIN!
- FIRST FLOOR BATHROOM W/C
- IDEAL FIRST PURCHASE/INVESTMENT
- EPC GRADE D
- TWO BEDROOMS
- FITTED MODERN KITCHEN
- POPULAR LOCATION CLOSE TO ALL AMENITIES
- TWO RECEPTION ROOMS
- GOOD SIZE REAR GARDEN
- COUNCIL TAX BAND B

Entrance

Lounge

11'10" x 11'11" (3.61 x 3.64)

Dining Room

11'10" x 9'6" (3.62 x 2.9)

Kitchen

10'0" x 7'10" (3.05 x 2.39)

First Floor Landing

Bedroom

3.67 x 3.66

Bedroom

12'1" x 6'5" (3.7 x 1.98)

Bathroom W/C

9'11" x 7'10" (3.03 x 2.4)

Rear Garden

Good size (needs to be cleared)

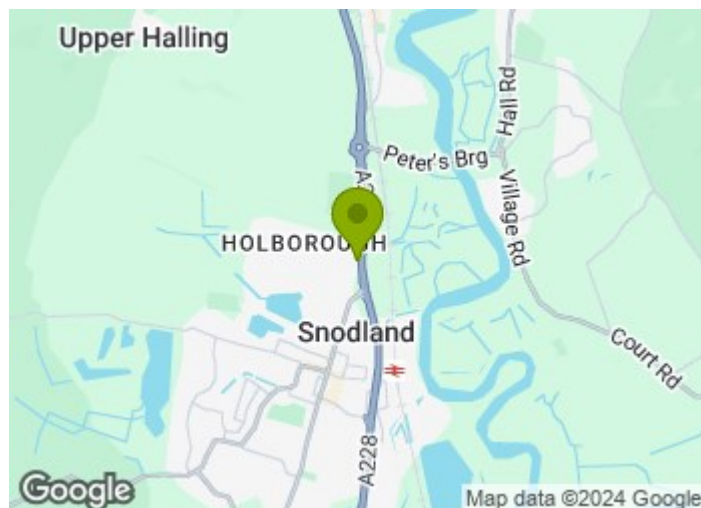
Agents Note

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.

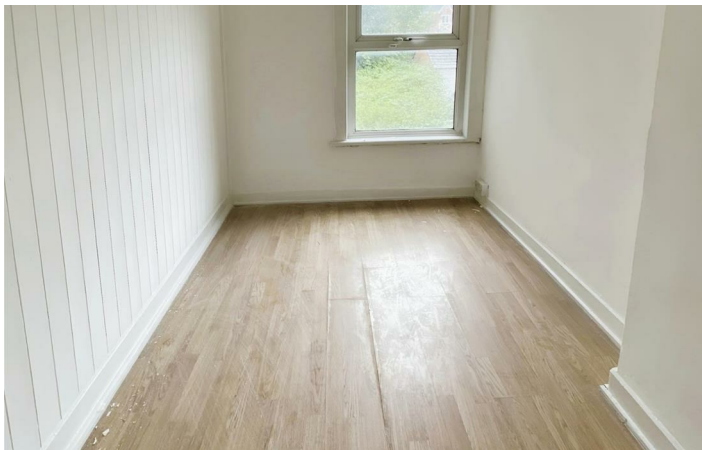
Agents Note

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.



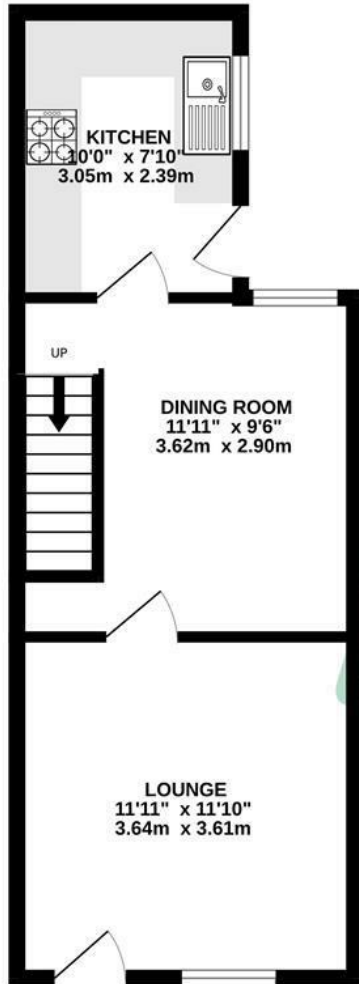
Directions

Tel: 01634730672

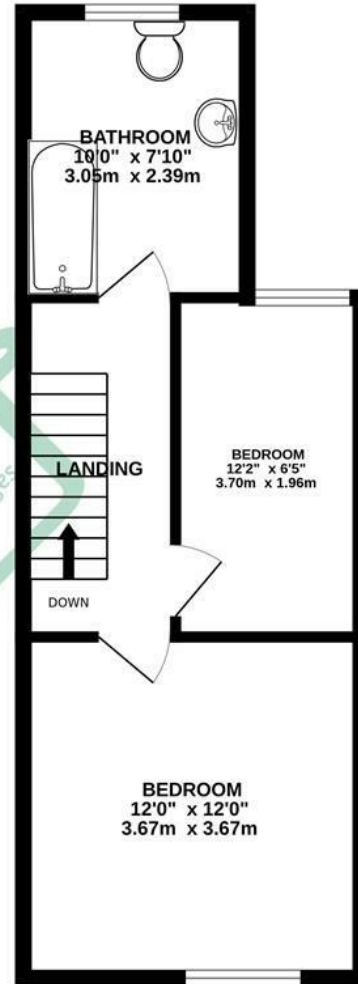




GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	87	EU Directive 2002/91/EC	55
England & Wales		England & Wales	

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