



## 31 Thomas Street

Rochester, Kent, ME1 2ED

GREENLEAF PROPERTY SERVICES are delighted to introduce for sale, this three double bedroom mid-terrace Victorian house, set over three floors, and situated within easy reach of Rochester's historic High Street. The property is available with NO ONGOING chain, and boasts a spacious open-plan lounge/diner, private rear garden, gas central heating, double glazing, and is ready to move into and enjoy.

The accommodation briefly comprises of lounge/diner with access out to garden, kitchen, ground floor bathroom, first floor landing giving access to two double bedrooms, and stairs up to the loft/third floor bedroom.

Set in the sought-after ME1 location a short walk from highly regarded private and state schools, all local amenities and A2/M2/M20 road links are nearby. The historic High Street is within walking distance also, and offers a fine selection of cafes, restaurants, bars and boutiques, as well as the ever popular Norman castle, famous cathedral, and bi-annual Dickens festivals. Nearby Rochester station offers a 35 minute fast service into London St Pancras, whilst Blue Water shopping centre is a 20 minute drive away. We recommend viewing at your earliest convenience to avoid disappointment.

**Price Guide £225,000**

# 31 Thomas Street

## Rochester, Kent, ME1 2ED



- MID-TERRACE VICTORIAN HOUSE
- NO CHAIN
- DOUBLE GLAZED AND CENTRAL HEATING
- CLOSE TO CASTLE, CATHEDRAL, SCHOOLS AND A2/M2/M20 ROAD LINKS
- THREE DOUBLE BEDROOMS
- COMPACT PRIVATE COURTYARD GARDEN
- WALK TO HISTORIC HIGH STREET, CAFES AND RESTAURANTS
- SET OVER THREE FLOORS
- POTENTIAL TO PUT YOUR OWN STAMP ON
- WALK TO STATION AND FAST TRAINS TO LONDON

### Entrance Porch

3'6" x 3'1" (1.07 x 0.96)

Door to front, neutral carpet and decor.

### Lounge

12'1" x 10'11" (3.7 x 3.33)

Door to front, double glazed window to front, carpet, radiator and stairs to first floor.

### Dining Room

10'10" x 9'0" (3.32 x 2.75)

Double glazed door to rear, carpet, radiator and built-in under-stairs cupboard.

### Kitchen

7'7" x 6'11" (2.32 x 2.13)

Double glazed window to side, range of matching wall and base units, sink and drainer unit, built-in oven with gas hob, space for washing machine and dishwasher.

### Bathroom

8'2" x 3'8" (2.51 x 1.13)

Panelled bath and vanity wash hand basin.

### W/C

Double glazed window to side and close coupled W/C.

### First Floor Landing

Carpet and stairs to second floor.

### Bedroom

10'11" x 8'11" (3.35 x 2.72)

Double glazed window to front, carpet and radiator.

### Bedroom

12'2" x 10'11" (3.72 x 3.33)

Double glazed window to rear, carpet and radiator.

### Second Floor

#### Attic Room

12'4" x 12'2" (3.76 x 3.72)

Double glazed window to front, carpet, radiator and built in storage to eaves.

### Rear Garden

Tiered courtyard garden with artificial grass.

### 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

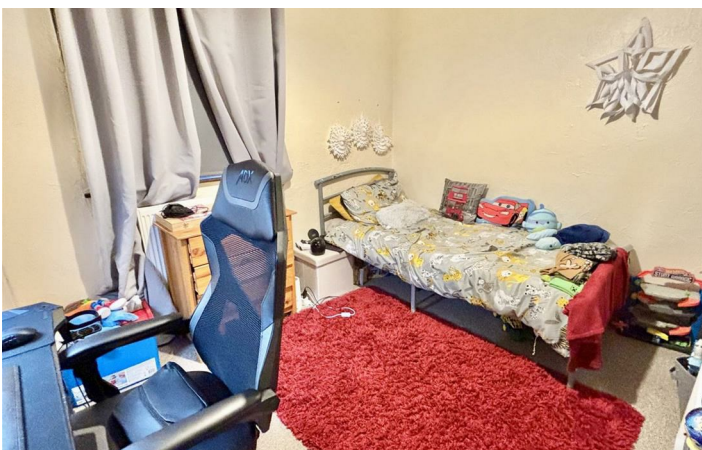
services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only. If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

### Agents Note

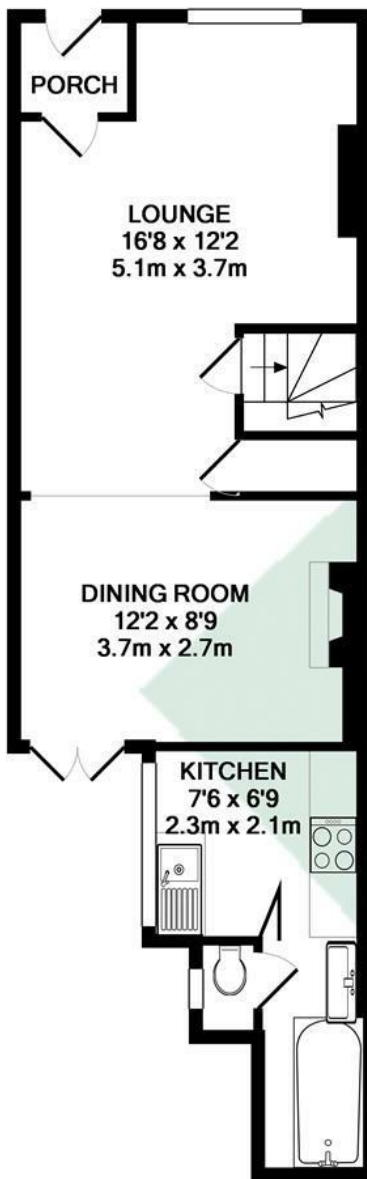
Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred and fifty pounds per referral.

Tel: 01634730672

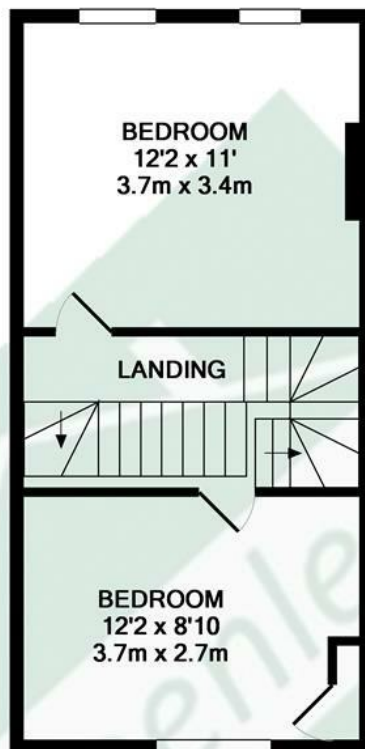




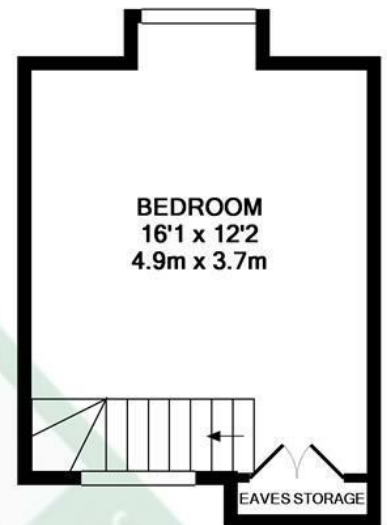




GROUND FLOOR  
APPROX. FLOOR  
AREA 391 SQ.FT.  
(36.3 SQ.M.)



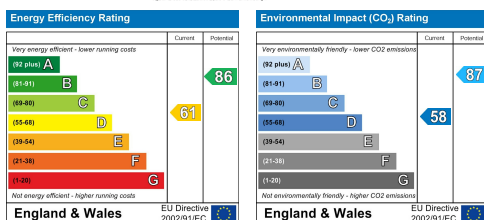
1ST FLOOR  
APPROX. FLOOR  
AREA 307 SQ.FT.  
(28.5 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 191 SQ.FT.  
(17.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 889 SQ.FT. (82.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2019



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.