



26 Baker Street

Rochester, ME1 3DW

GREENLEAF are delighted to introduce this well presented and characterful Victorian house to the market, in a sought-after residential location within ME1 Rochester. Available with NO ONGOING CHAIN, and boasting a cosy lounge with exposed wood flooring, spacious dining room open-plan to the kitchen, stylish upstairs shower room and two good size bedrooms, this lovely mid-terrace family home is ready to move into and enjoy, whilst also offering the opportunity to update subject to the new owners wishes. Further benefits include a useable basement with potential for a variety of uses, a good size private and peaceful garden ready for some TLC, and a recent Grade B Energy Performance Certificate rating due to the solar panels and heat source pump located at the property.

The layout briefly consists of: Lounge through to stairs up to first floor, dining room through to kitchen and down to the basement; The upstairs landing gives access to two good size bedrooms and attractive shower room.

Located a short walk to Watts Meadow and beautiful local river walks, the property is also within walking distance of the historic Dickensian High Street with its range of restaurants, cafes, bars and boutiques, Norman castle, famous cathedral, and station with 35 minute fast trains to London. Highly regarded locals schools for all age groups are all close by, as are all A2/M2/M20 road links, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £250,000

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- CHARACTERFUL TERRACED HOUSE
- RECENT GRADE B EPC RATING / SOLAR PANELS AND HEAT SOURCE PUMP
- CLOSE TO HISTORIC HIGH STREET, CASTLE, CATHEDRAL AND ALL AMENITIES
- EPC GRADE B / COUNCIL TAX BAND B / FREEHOLD
- TWO BEDROOMS / UPSTAIRS SHOWER ROOM
- RECENTLY REDECORATED THROUGHOUT
- WALK TO STATION AND FAST TRAINS TO LONDON
- SEPARATE LOUNGE, DINING ROOM, KITCHEN AND BASEMENT WITH POTENTIAL
- SOUGHT-AFTER ME1 LOCATION NEAR CONSERVATION AREA
- CLOSE TO HIGHLY REGARDED SCHOOLS

Lounge

13'7" x 11'9" (4.15m x 3.6m)

Cosy lounge with door and double glazed window to front, varnished floor boards, coved and smoothed ceiling and radiator, through to stairs up to first floor and dining room.

Dining Room

11'9" x 9'10" (3.6m x 3.0m)

Spacious dining room with double glazed door to rear out to garden and patio, coved and smoothed ceiling, radiator, tiled flooring and entrance to cellar, open-plan into kitchen.

Kitchen

8'10" x 6'2" (2.7m x 1.9m)

Double glazed window to side and rear, range of base units, sink and drainer unit, gas cooker to remain and space for fridge, freezer, washing machine and dishwasher. With neutral tiled flooring and splashbacks.

Basement

12'11" x 11'9" (3.95m x 3.6m)

Double glazed window to front, power and light, tiled flooring, gas and electric meters, potential for a variety of uses, subject to new owners wishes and usual consents.

Landing/Hallway

11'9" x 2'7" (3.6m x 0.8m)

Entrance to loft, neutral decor and carpet, access to two bedrooms and shower-room.

Bedroom One

11'9" x 9'10" (3.6m x 3.0m)

Double glazed window to front, 2 x built in cupboards (one housing the boiler), feature fireplace, varnished floor boards and radiator.

Bedroom Two

9'10" x 7'4" (3.0m x 2.25m)

Double glazed window to rear, carpet, radiator and built in cupboard.

Shower Room W/C

8'10" x 6'2" (2.7m x 1.9m)

Good size characterful fully tiled shower room with double glazed velux window, close coupled W/C, wash hand basin and shower.

Garden

With a few steps down to the hard standing and good size lawn areas, the garden does need some attention, however there is great potential to create a fantastic private place in what is a blank canvas bursting with potential.

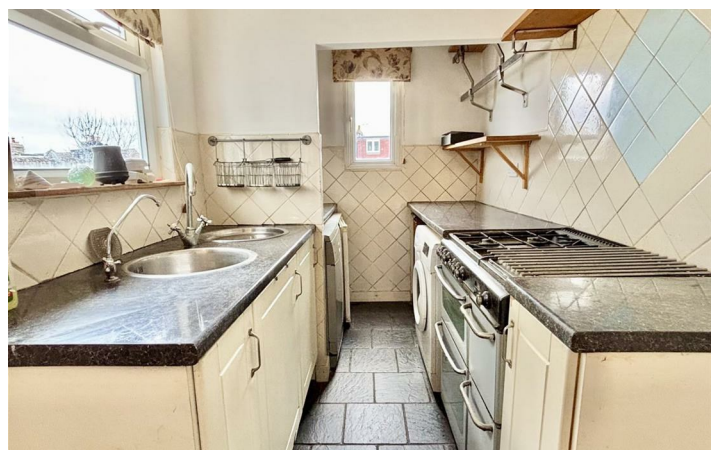
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Agents Note

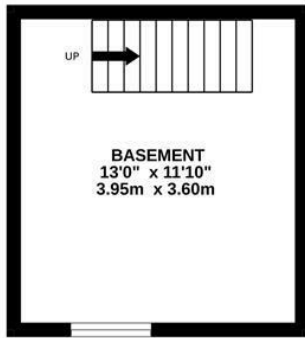
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Tel: 01634730672





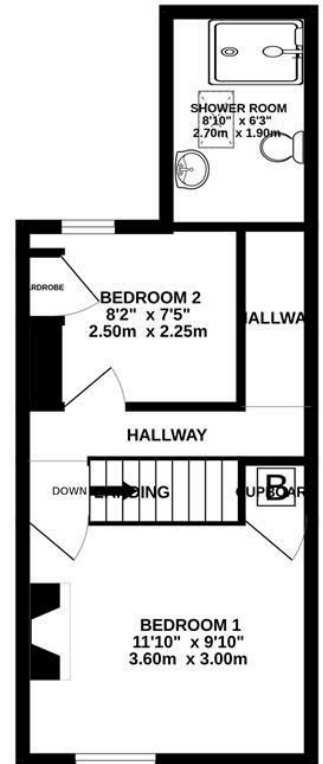
BASEMENT
154 sq.ft. (14.3 sq.m.) approx.



GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.

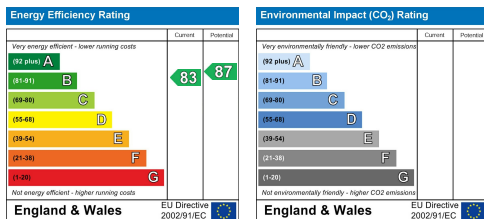


1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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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