



25 Gordon Terrace

Rochester, ME1 1SB

GREENLEAF PROPERTY SERVICES are delighted to present this stunning two bedroom extended period house to the market, in a highly sought-after central Rochester location. Boasting a truly impressive open-plan lounge/diner, spacious kitchen/breakfast room, good size basement currently used as an office, two good size double bedrooms, stylish bathroom and lovely private patio and garden, this immaculately presented mid-terraced family home is available with NO ONGOING CHAIN, and is quite simply ready to move into and enjoy.

The layout briefly comprises of: Entrance porch with attractive glass tile feature into large open-plan lounge/diner, stairs up to first floor and down to basement, through to beautiful kitchen/breakfast room. The garden can be accessed from both areas. The spacious upstairs landing gives access to the contemporary bathroom and two double bedrooms, with bedroom one being of a particularly good size. To the rear, the attractive and established low maintenance garden consists of two good size paved areas perfect for outdoor dining and entertaining, with a further decked area to the rear with a useful storage shed.

This beautiful family home is located a short walk to highly regarded schools for all age groups including the renowned Kings and St Andrews private schools, the station with 35 minute fast trains to London St Pancras, and the historic High Street offering a wealth of cafes, bars, restaurants and boutiques, the famous cathedral, Norman castle and beautiful river walks. All A2/M2/M20 road links to London and coast are a short drive away. Properties of this calibre and in this condition are rarely available, we recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £420,000

25 Gordon Terrace

Rochester, ME1 1SB



- BEAUTIFULLY PRESENTED EXTENDED PERIOD PROPERTY IN SOUGHT-AFTER LOCATION
- TWO DOUBLE BEDROOMS / GOOD SIZE BASEMENT CURRENTLY USED AS OFFICE
- CLOSE TO HIGHLY REGARDED PRIVATE AND STATE SCHOOLS
- EPC GRADE D / COUNCIL TAX BAND C / FREEHOLD
- STUNNING OPEN-PLAN LOUNGE/DINER
- SPACIOUS BATHROOM WITH SEPARATE SHOWER AND BATH
- WALK TO STATION AND FAST TRAINS TO LONDON / CLOSE TO A2/M2/M20 ROAD LINKS
- IMPRESSIVE OPEN-PLAN KITCHEN/BREAKFAST ROOM
- NO CHAIN
- WALK TO HISTORIC HIGH STREET, RESTAURANTS, CAFES AND BARS, CASTLE AND CATHEDRAL

Entrance Hallway

A wall separates this entrance area open-plan into the lounge, with attractive glass feature tiles, coving, downlighters and coconut matting.

Lounge/Diner

26'10" (into bay) x 15'1" (8.2m (into bay) x 4.6m)

Beautiful spacious room with quality laminate wood flooring throughout, neutral decor with detailed coving, downlighters, bay window to front of house with fitted privacy shutters, and feature fireplace; To the rear of the room, the dining area enjoys plenty of space for a good size table and chairs, patio doors to the rear of property, open-plan into kitchen, stairs up to first floor, and down to basement room.

Kitchen/Breakfast Room

17'6" x 8'4" (5.35m x 2.55m)

Impressive kitchen/breakfast room with good range of neutral gloss wall and base units with wood-effect work tops, tasteful grey splashback tiles, integrated fridge-freezer, dishwasher and washing machine, large grey floor tiles, downlighters, step up to spacious dining area with plenty of room for table and chairs, and bi-fold doors out to the patio and garden.

Basement/Office

14'11" x 10'9" (4.55m x 3.3m)

Stairs from dining area lead down to this basement with potential, with neutral carpet and white walls, downlighters, good head height, built-in desk, shelving

and storage cupboards, bay area to front of building with two windows offering natural light, potential for use as a third bedroom subject to usual consents and new owners wishes.

Landing

12'9" x 4'11" (3.9m x 1.5m)

Spacious landing with neutral carpet and decor, downlighters, loft access and potential for conversion to further accommodation subject to new owners wishes and usual permissions.

Bedroom One

15'1" x 12'1" (4.6m x 3.7m)

Great size double bedroom with neutral carpet and decor, two double-glazed sash windows to front of property with pleasant far reaching views, feature fireplace, and plenty of space for bedroom furniture.

Bedroom Two

11'11" x 9'10" (3.65m x 3.0m)

Double bedroom with neutral carpet and decor, double-glazed sash window to rear, feature fireplace and built-in original wardrobe.

Bathroom

8'8" x 8'6" (2.65m x 2.6m)

Stylish and spacious bathroom with white suite consisting of bath, separate shower, WC and basin built into vanity unit with wooden worktop, attractive wall tiles with contrasting large floor tiles, downlighters, feature vertical chrome radiator, a beautiful space to start/end your day.

Garden

Good size private rear garden with paved patio area to side and rear of property perfect for outdoor dining and entertaining, leading to a further patio area with paved feature, raised decked area to rear with useful storage shed. Beautifully established garden with range of plants and shrubs, all fully fenced.

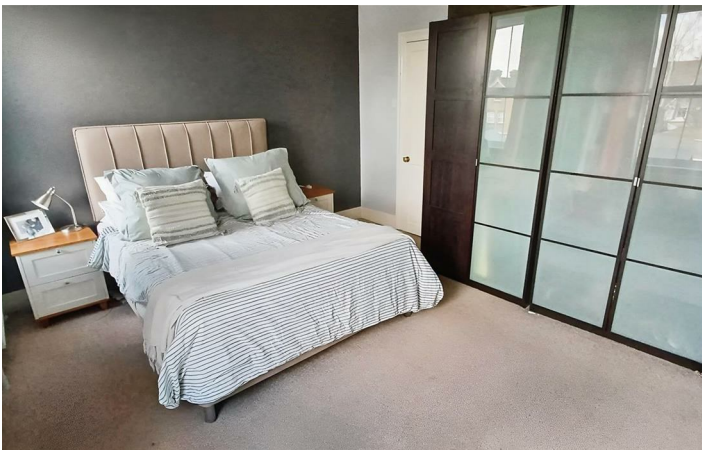
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Agents Note

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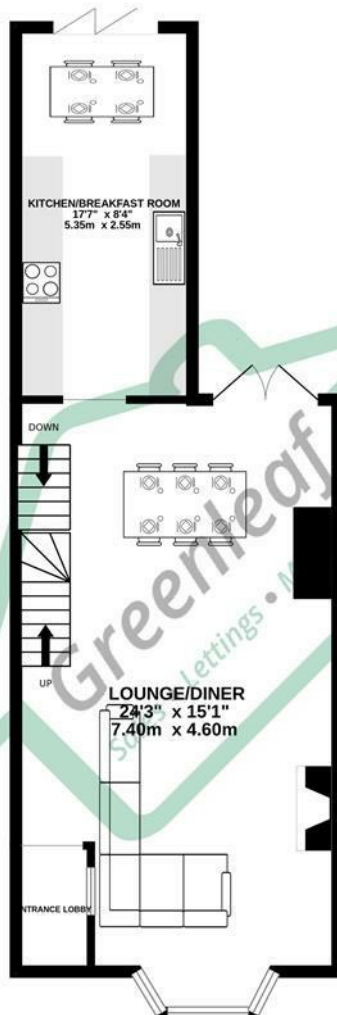




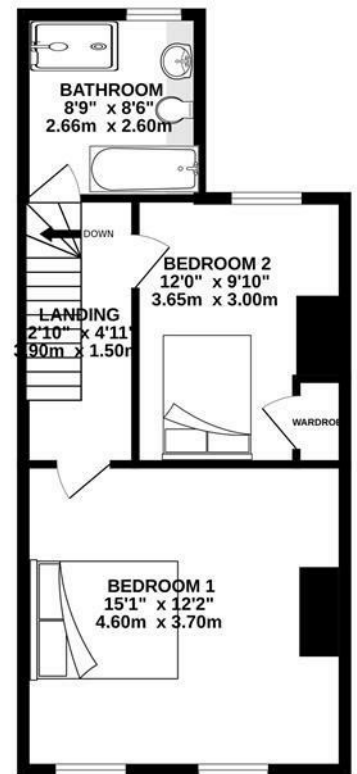
BASEMENT
186 sq.ft. (17.3 sq.m.) approx.



GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.

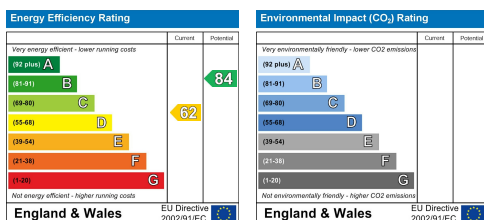


1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 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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