



35 Cross Street

Rochester, ME2 3AE

Available with NO CHAIN!

Greenleaf Property Services are pleased to offer to the market this well presented two bedroom house which would ideally suit a first time buyer looking to get their foot on the property ladder, or perhaps an investor looking to add to their portfolio.

The accommodation comprises of entrance hall, lounge, separate dining room, useful cellar and fitted kitchen. To the first floor there are two double bedrooms and bathroom W/C. Benefits include double glazing, gas central heating and an easy maintainable rear garden.

The property is located close to highly regarded local schools for all age groups, all A2/M2/M20 road links, and is within a five minute walk of the station offering fast train services to London in approx 40 minutes. Extensive local amenities are all nearby, with Strood and nearby historic Rochester offering a fine selection of restaurants, cafes, shopping and leisure facilities. We recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade C. Council tax Band B.

Offers In The Region Of £250,000

35 Cross Street

Rochester, ME2 3AE



- NO CHAIN!
- TWO RECEPTION ROOMS
- USEFUL CELLAR
- COUNCIL TAX BAND B / FREEHOLD
- TWO DOUBLE BEDROOMS
- IDEAL FIRST PURCHASE/INVESTMENT OPPORTUNITY
- CONVENIENT LOCATION
- FIRST FLOOR BATHROOM W/C
- FITTED KITCHEN
- EPC GRADE C

Entrance

Double glazed UPVC door to front, stairs to first floor.

Lounge

10'9" x 9'2" (3.3 x 2.80)

Double glazed window to front, laminated wood flooring and radiator.

Dining Room

12'9" x 10'2" (3.90 x 3.10)

Double glazed window to rear, entrance to cellar, varnished floor boards, feature fire place and radiator.

Cellar

13'9" x 12'9" (4.20 x 3.90)

Power & light.

Kitchen

9'6" x 6'6" (2.90 x 2)

Door to rear and double glazed window to rear. range of matching wall and base units, oven to remain, butler sink and space for washing machine, fridge and freezer.

First Floor

Bedroom

12'9" x 10'9" (3.90 x 3.30)

Double glazed window to front, carpet, radiator and feature fireplace.

Bedroom

12'9" x 10'2" (3.90 x 3.10)

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

Bathroom W/C

9'6" x 6'6" (2.90 x 2)

Double glazed window to rear, panelled bath, close coupled W/C, wash hand basin and heated towel rail.

Rear Garden

enclosed rear garden, laid to lawn, brick built shed housing combination boiler.

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.

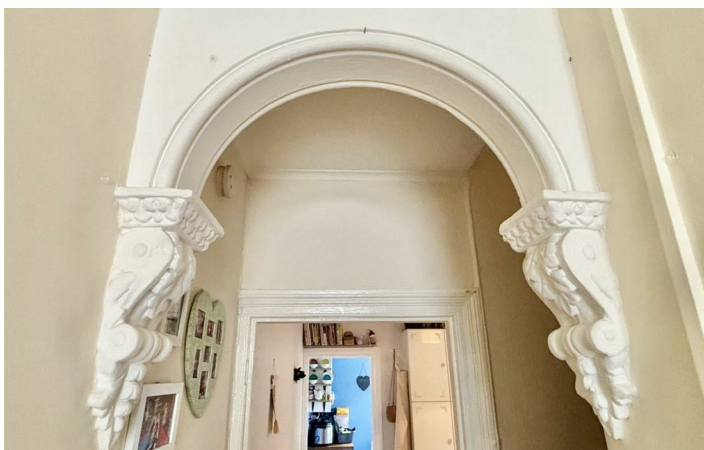
Agents Note

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

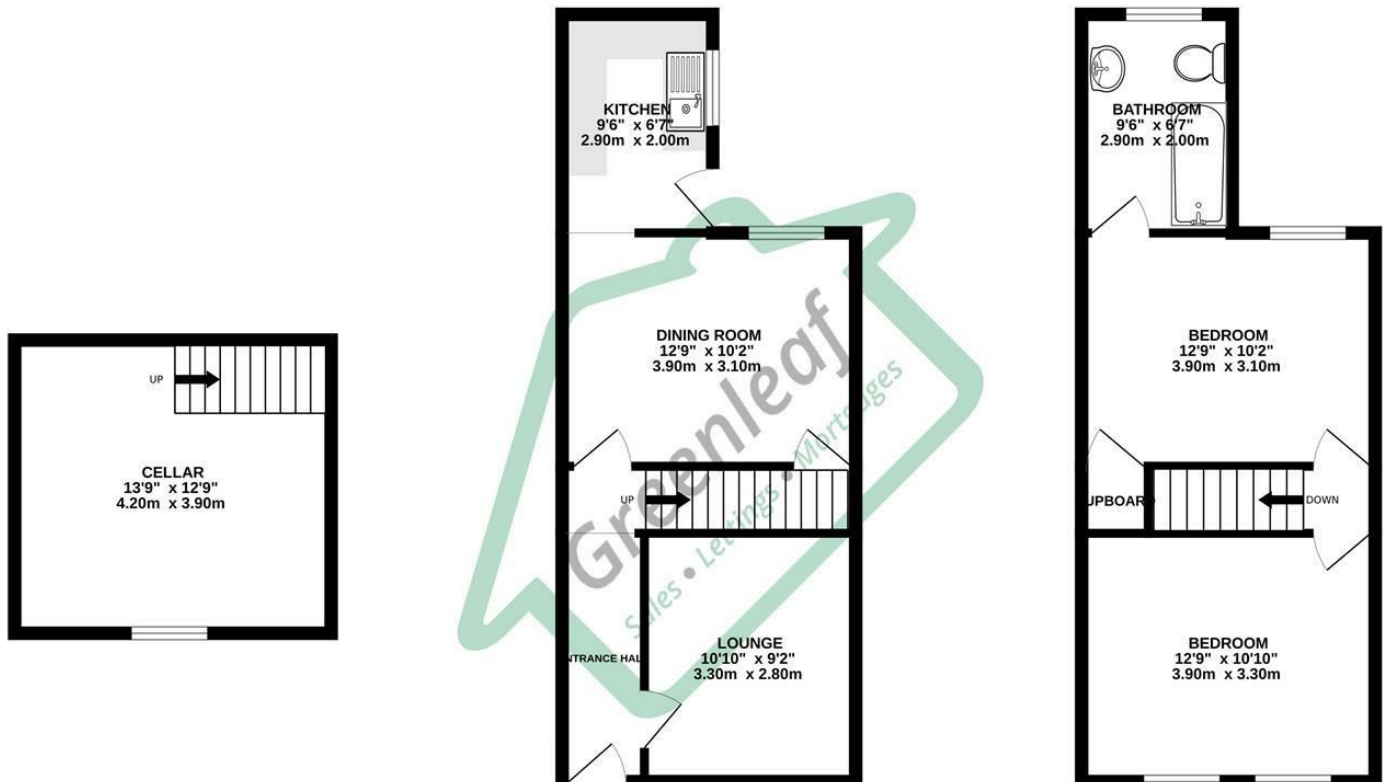




BASEMENT
176 sq.ft. (16.4 sq.m.) approx.

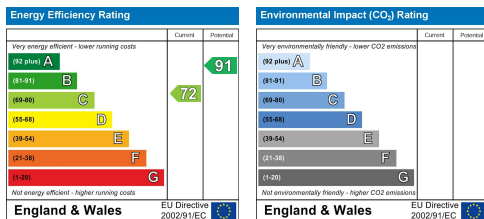
GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.

1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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.
Made with Metropix ©2025



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.