



37 Holcombe Road

Rochester, ME1 2HU

GREENLEAF PROPERTY SERVICES are delighted to introduce this well presented three bedroom mid-terrace house to the market, in a popular residential Rochester ME1 location within walking distance of the station, High Street, and all amenities. This characterful family home which does require some updating, is situated on a no-through road, and boasts a separate lounge and dining room, three bedrooms, a private and peaceful garden perfect for BBQs and outdoor entertaining, and is ready for the new owners to move into and put their own stamp on.

The layout briefly consists of: Entrance hall into lounge, through to dining room, kitchen, rear lobby out to garden, and bathroom W/C. The compact upstairs landing gives access to the three bedrooms, with the third being off the second.

Located a short walk to highly regarded local schools for all age groups, all local shops and amenities are nearby. The historic High Street, with its range of cafes, bars and boutiques is a short walk away, as is Rochester castle and cathedral, and the station with 40 minute fast trains into London St Pancras. All A2/M2/M20 road links and further shopping and leisure amenities are a short drive away, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Council Tax Band B. EPC Awaited.

Offers In The Region Of £250,000

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- NO CHAIN!
- DOUBLE GLAZING
- POPULAR RESIDENTIAL LOCATION
- EPC GRADE AWAITED
- THREE BEDROOMS (THIRD OFF THE SECOND)
- IN NEED OF UPDATING
- A MUST TO VIEW
- TWO RECEPTION ROOMS
- IDEAL FIRST PURCHASE/INVESTMENT
- COUNCIL TAX BAND B

Entrance Hall

13'0" x 2'10" (3.97 x 0.87)

Lounge

11'11" x 9'6" (3.63m x 2.90m)

Dining Room

12'7" x 12'0" (3.84 x 3.66)

Kitchen

9'1" x 7'1" (2.77 x 2.17)

Rear Lobby

Bathroom W/C

6'9" x 6'3" (2.06m x 1.91m)

First Floor

Bedroom

12'7" x 12'7" (3.84m x 3.84m)

Bedroom

12'7" x 10'2" (3.84 x 3.11)

Bedroom

9'1" x 7'1" (2.79 x 2.17)

Rear Garden

Paved with rear access and undercroft storage.

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.

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.



Directions

Tel: 01634730672





GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.

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



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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