



16 St. Lukes Way

Rochester, ME3 9PR

GREENLEAF are delighted to introduce this beautifully presented three bedroom mid-terraced house to the market, in sought-after Allhallows, Rochester. Boasting attractive low-maintenance front and rear gardens with off road parking and a garage en bloc, this attractive family home is peacefully located on St Lukes Way, opposite an attractive green space and a short walk to the village and local amenities.

The layout briefly consists of: Entrance porch into spacious hallway giving access to kitchen, a great size lounge/dining room, with patio doors to garden; Upstairs the landing gives access to three good size bedrooms with an en-suite W/C to the master, and bathroom/shower room W/C. To the rear there is access to the garage and off road parking.

Allhallows is located in a rural setting within the Hoo peninsular with the village providing a primary school, local shops and doctors. Nearby Hoo provides a more comprehensive range of amenities including leisure centre, swimming pool, secondary school, restaurants, pubs and shops. There are lovely riverside and country walks on your doorstep, with bus services and easy access to the A2/M2 road links. Railway stations with fast train services to London are available from Strood and Higham, with a high speed service from Ebbsfleet.

Council tax band B/ EPC Grade C / Freehold

Offers In The Region Of £280,000

16 St. Lukes Way

Rochester, ME3 9PR



- RURAL VILLAGE LOCATION
- THREE BEDROOMS
- LOUNGE/DINING ROOM
- FITTED KITCHEN
- BATHROOM/SHOWER ROOM W/C
- EN-SUITE W/C TO MASTER BEDROOM
- GARAGE EN BLOCK WITH OFF ROAD PARKING
- IDEAL FAMILY HOME
- EPC GRADE C
- COUNCIL TAX BAND B

Entrance Porch

5'10" x 5'4" (1.8 x 1.63)

Entrance Hall

8'6" x 4'1" (2.61 x 1.25)

Kitchen

10'5" x 8'6" (3.18 x 2.6)

Lounge/Dining Room

19'11" x 15'0" (6.08 x 4.59)

First Floor Landing

Entrance to loft

Bedroom

12'10" x 10'1" (3.93 x 3.08)

Ensuite W/C

5'10" x 5'4" (1.8 x 1.63)

Bedroom

11'9" x 8'7" (3.6 x 2.64)

Bedroom

7'3" x 5'11" (2.23 x 1.81)

Bathroom/Shower Room W/C

8'7" x 6'4" (2.62 x 1.95)

Rear Garden

Easy maintainable.

Garage

Enblock with up and over door.

Off Road Parking

In front of garage.

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.

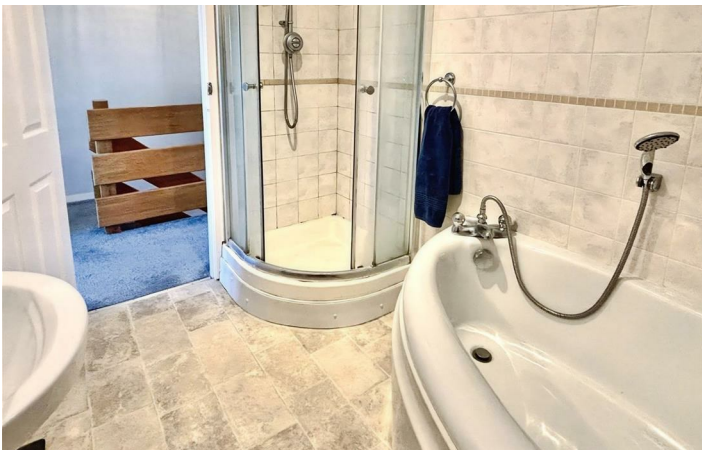
Agents Note

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.



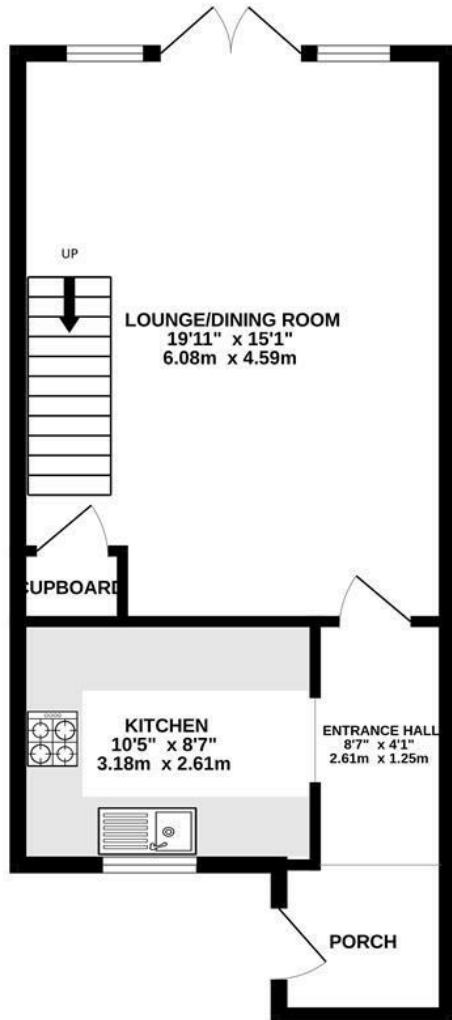
Directions

Tel: 01634730672

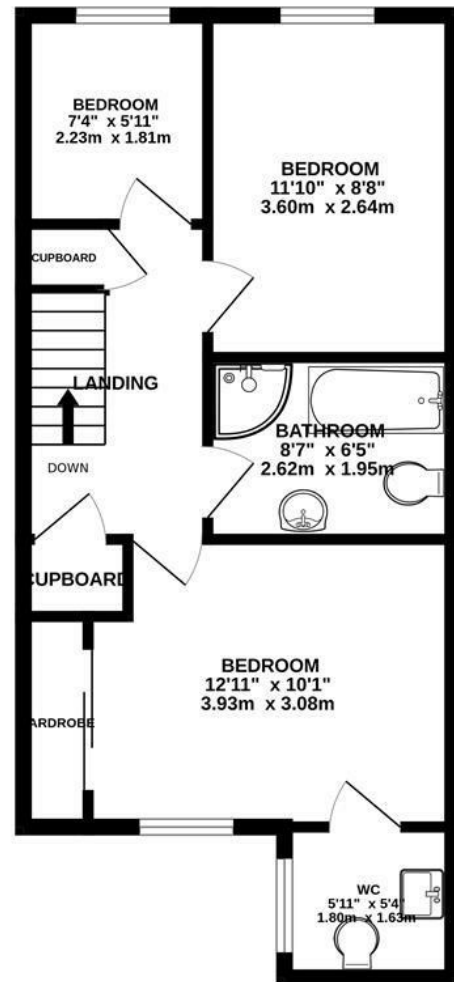




GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 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			

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