



40 Baker Street

Rochester, ME1 3DW

GREENLEAF PROPERTY SERVICES are delighted to introduce this characterful mid-terrace Victorian house to the market, in a highly sought-after location within ME1 Rochester. Set over three spacious floors, and available with NO ONWARD CHAIN, this well presented family home boasts three bedrooms (with the third bedroom on the lower ground floor and currently used as an office), a separate lounge and dining room, good size attractive kitchen/diner, and two double bedrooms to the first floor. Further benefits include a well presented patio and garden, double-glazed sash windows with views to the rear, and a location within a walk of schools, transport links, the historic High Street and all local amenities.

The layout briefly comprises of: Front door into lounge, open-plan into dining room, with stairs up to the first floor separating these two areas; The first floor comprises of two double bedrooms, whilst to the lower ground floor there is a further bedroom three/office, kitchen/diner, rear lobby and bathroom. Patio doors from the kitchen/diner lead out to the pretty rear garden.

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 £285,000

40 Baker Street

Rochester, ME1 3DW



- MID-TERRACE VICTORIAN HOUSE OVER THREE FLOORS
- NO ONWARD CHAIN
- WALK TO HISTORIC HIGH STREET, RESTAURANTS, BOUTIQUES AND BARS, CASTLE AND CATHEDRAL
- EPC GRADE C / COUNCIL TAX BAND B / FREEHOLD
- SOUGHT-AFTER LOCATION NEAR CONSERVATION AREA
- ATTRACTIVE ESTABLISHED GARDEN
- WALK TO STATION WITH 35 MINUTE FAST TRAINS TO LONDON
- WELL PRESENTED THROUGHOUT WITH CHARACTER FEATURES
- TWO/THREE BEDROOMS
- WALK TO HIGHLY REGARDED GRAMMAR SCHOOLS AND ALL A2/M2/M20 ROAD LINKS

Lounge

13'5" x 10'2" (4.1m x 3.1m)

With exposed floorboards and attractive neutral decor, double-glazed sash window to front of house, and a feature brick fireplace area. Open-plan to stairs up to first floor and through to dining room.

Dining Room

13'5" x 10'0" (4.1m x 3.05m)

With window to rear, offering far-reaching views across Rochester, exposed floorboards continued, access into good size storage area, and stairs down to lower ground floor.

First Floor-Bedroom

13'5" x 10'4" (4.1m x 3.15m)

Double bedroom with neutral carpet and decor, sash window to front, original feature fireplace, picture rails and door to storage cupboard.

Bedroom Two

13'5" x 10'0" (4.1m x 3.05m)

Double bedroom with exposed floorboards, neutral decor, original feature fireplace and window to rear with far-reaching views. Door to useful storage cupboard.

Lower Ground Floor-Kitchen/Diner

12'9" x 12'3" (3.9m x 3.75m)

Spacious and attractive room with exposed floorboards, range of wooden wall and floor cupboards with

contrasting grey vinyl worktops, stylish white splashback tiles, brick feature fireplace and surround with built-in cupboard to side, feature light, vertical radiator, patio doors out to garden, doors into bedroom three/office and rear lobby/bathroom.

Bedroom Three/Office

12'7" x 10'0" (3.85m x 3.05m)

Further double bedroom with fire escape window to front of house, neutral carpet and decor with built-in wall cupboards, currently used as an office, but potential for a variety of uses.

Rear Lobby

3'3" x 3'1" (1.0m x 0.95m)

Rear lobby giving access to the bathroom, with quarry tiled flooring and neutral decor.

Bathroom

8'4" x 7'0" (2.55m x 2.15m)

With white suite consisting of bath with shower attachment and screen, WC and basin/vanity, built-in cupboard housing boiler, white wall tiles and contrasting grey floor tiles, window to side of room.

Garden

Attractive garden with paved patio to side and rear leading to the artificial lawn area, further paved patio and decked area all fully fenced with gate

leading to nearby allotments and conservation area.

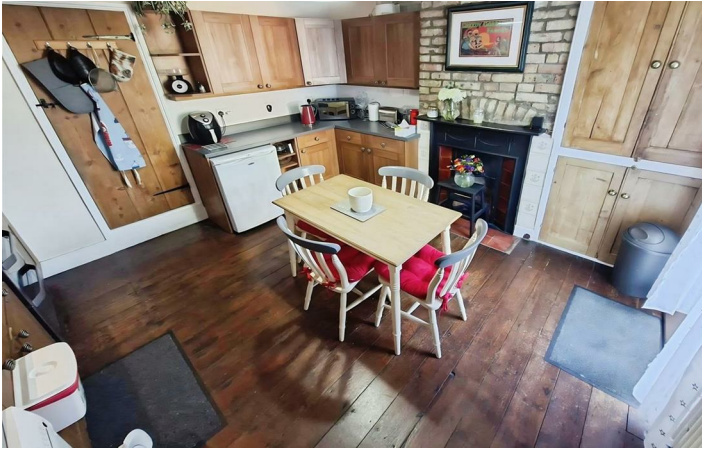
Agents Note 1

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 2

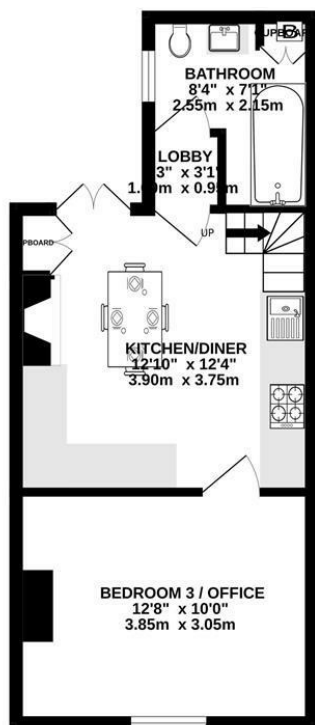
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Tel: 01634730672

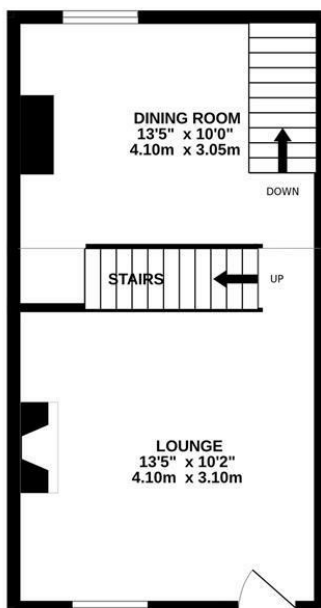




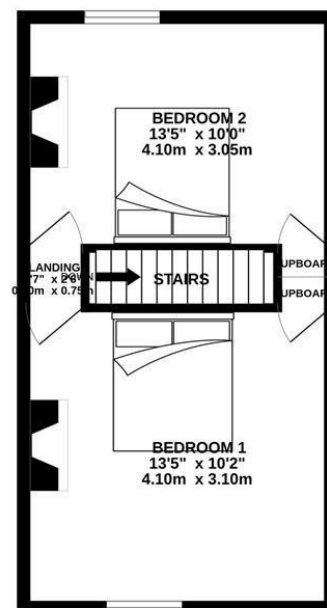
BASEMENT
340 sq.ft. (31.5 sq.m.) approx.



GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq.ft. (93.7 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.
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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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