



32 Nickleby Close

Rochester, ME1 2LE

GREENLEAF PROPERTY SERVICES are delighted to introduce this well presented and enviably located three bedroom semi-detached house to the market, in a sought-after residential cul de sac in Rochester ME1. Boasting three good size bedrooms, three reception areas, fitted kitchen with integrated appliances and spacious low maintenance raised garden with patio area and far reaching views, this lovely family home is ready to move into and enjoy.

The layout briefly consists of: Hallway giving access to lounge, kitchen, dining room, family room, bedroom and shower room W/C. The first floor landing gives access to two double bedrooms with eaves storage and bathroom W/C.

Located within walking distance of highly regarded schools for all age groups, there is also a recreation park a short walk away. The nearby historic High Street offers a wealth of restaurants, cafes, bars, and boutiques, as well as the famous cathedral, Norman castle, and regular festivals and markets. Rochester station offers a 40 minute fast train service into London St Pancras, and all A2/M2/M20 road links are a short drive away.

EPC Grade D. Council Tax Band C.

Offers In The Region Of £350,000

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- SOUGHT-AFTER LOCATION
- EXTENDED SEMI-DETACHED HOUSE IN POPULAR LOCATION
- THREE RECEPTION AREAS
- GROUND FLOOR SHOWER ROOM W/C
- FIRST FLOOR BATHROOM W/C
- OFF ROAD PARKING
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LOW MAINTENANCE TIERED REAR GARDEN
- EPC GRADE D
- COUNCIL TAX BAND C / FREEHOLD

Entrance Porch
5'6" x 2'9" (1.7 x 0.85)

Entrance Hall
15'10" x 3'0" (4.83 x 0.92)

Lounge
14'7" x 10'3" (4.45 x 3.14)

Dining Room
12'4" x 12'2" (3.76 x 3.71)

Family Room
14'4" x 11'4" (4.39 x 3.47)

Kitchen
11'8" x 10'7" (3.58 x 3.23)

Shower Room W/C
6'3" x 5'4" (1.93 x 1.64)

Bedroom
10'5" x 8'5" (3.19 x 2.58)

First Floor

Bedroom
12'2" x 12'2" (3.72 x 3.72)

Bedroom
12'5" x 9'8" (3.80 x 2.97)

Bathroom W/C
6'9" x 6'2" (2.063 x 1.88)

Rear Garden
A good size and easily maintainable.

Off Road Parking
To Front.

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

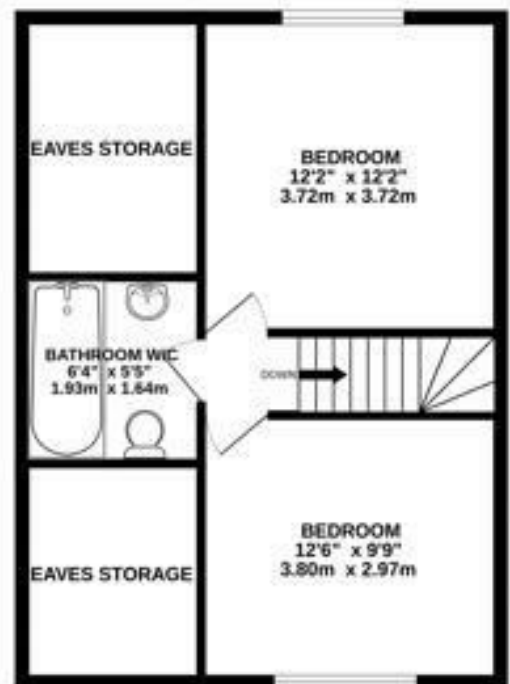




GROUND FLOOR
799 sq. ft. (74.2 sq. m.) approx.



1ST FLOOR
523 sq. ft. (48.6 sq. m.) approx.



TOTAL FLOOR AREA : 1322 sq. ft. (122.9 sq. m.) approx.

Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of rooms, bedrooms, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not shown and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2022)

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		65	81
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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