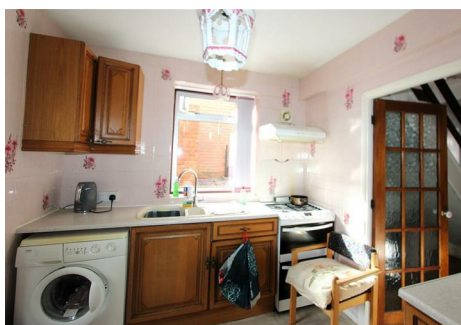




Leeward Road, Rochester, Kent, ME1 2NE

Asking Price £360,000

- No Chain
- Off-Street Parking
- Rear Garden
- Available Now

21 Leeward Road, Rochester ME1 2NE

This well maintained three bedroom Semi-Detached house is being offered for sale, chain free.

Situated in this popular residential estate close to good schooling for children of all ages, local shopping facilities, bus routes and historical Rochester Town Centre with a wide array of restaurants, cafes, bars, hotels, regular shops and beautiful Rochester Cathedral.

For the commuter, you have easy access to the M2/M20/M25 motorway network and for the commuter Rochester Town Centre boasts a main line Railway Station for high speed links to London St Pancras and fast commuter services into London Victoria and Waterloo stations.

Once inside this property, you will find two separate reception rooms and kitchen, on the first floor are three bedrooms and a shower room.

Outside is a very generous rear garden and front garden with off-street parking.

Be sure to call the friendly sales team at Wright & Co today, for your earliest appointment to view.



3



1



2



D

Council Tax Band: C



Entrance Door To Porch

Entrance door to

Entrance Hall

Staircase to first floor

Window to side

Radiator

Lounge

14'9" x 13'1"

Double glazed bay window to front

Radiator

Fireplace

Opening to:

Dining Room

10'5" x 10'2"

Sliding patio door

Double radiator

Door to:

Kitchen

10'5" x 8'2"

Window to side

Door to rear

Base and eye level cupboards and drawers, worktops

inset single drain sink unit, mixer taps

Space and plumbing for a washing machine

Double radiator

First Floor Landing

Window to side

Access to roof

Bedroom 1

14'9" x 12'5"

Window to front

Radiator

Airing cupboard housing hot water cylinder

Bedroom 2

14'9" x 8'2"

Window to rear

Radiator

Built in cupboard

Bedroom 3

9'10" x 8'2"

Window to front

Radiator

Shower Room

Window to rear

Avocado suite coloured suite comprising of shower

Pedestal hand wash basin

Close coupled W/C

Radiator

Exterior

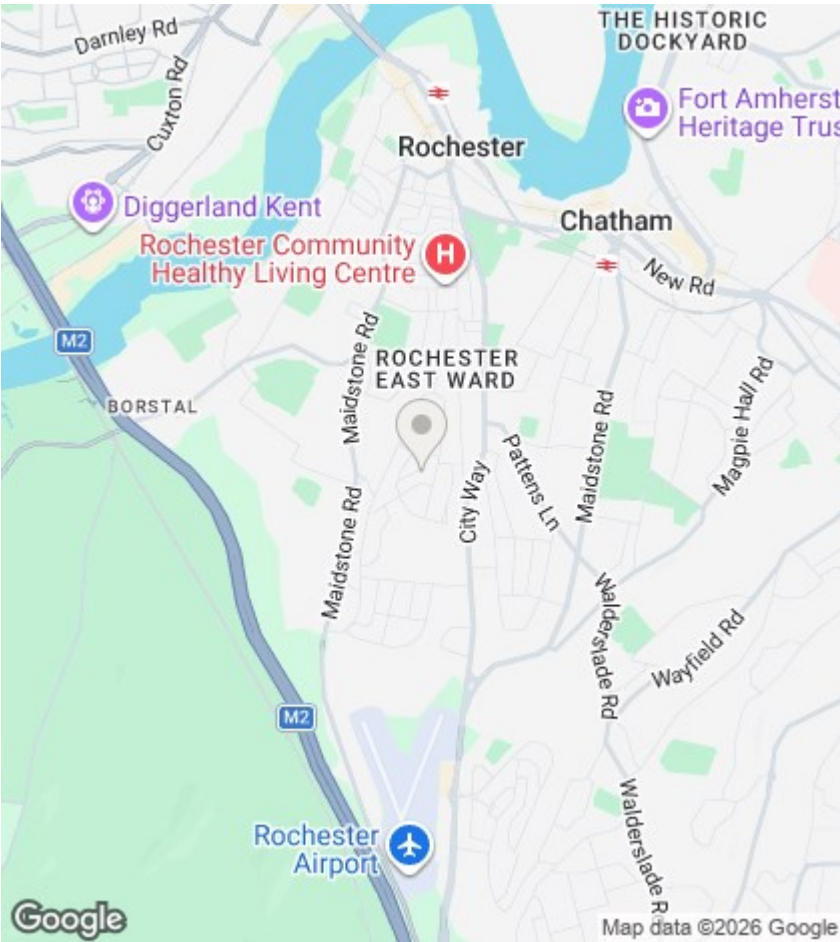
Front

Offset Parking to one side

Rear

Good sized mainly lawned garden

Patio



Directions

Viewings

Viewings by arrangement only. Call 01634 578484 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC