Greenleaf
Sales • Lettings • Mortgages

375 Maidstone Road

Rochester, ME1 3PQ

GREENLEAF PROPERTY SERVICES are delighted to introduce this well-presented end of terrace house to the market, on the sought-after Maidstone Road, Rochester ME1. Boasting two good size double bedrooms, a stylish upstairs bathroom W/C and modern kitchen/dining room, this lovely family home further benefits from an attractive good size garden with patio and brick-built storage shed, and the added bonus of off-road parking to the front. The property has been well cared for by the current owners and offers the potential for the new owners to simply move in and enjoy.

The layout briefly consists of: Hallway with storage cupboard, giving access into the kitchen/dining room out to the garden, and lounge with stairs to rear up to the first floor; The upstairs landing gives access two double bedrooms and the well-appointed bathroom W/C.

Located within walking distance of Rochester's sought-after grammar schools, further schools for all age groups are a short distance away. All A2/M2/M20 road links and bus stops are nearby, as is the historic High Street with its range of cafes, restaurants, bars, boutiques, and famous cathedral and Norman castle. Rochester and Chatham stations offer a fast service into London St Pancras, whilst all local shops and amenities are within walking distance also.
Whether you are a first-time buyer or looking to add to your portfolio, this end of terrace property is sure to be of interest, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Council Tax Band B. EPC Grade awaited.

Offers In The Region Of £280,000

375 Maidstone Road

Rochester, ME1 3PQ

2 1 1 C

- IDEAL FIRST PURCHASE
- MODERN KITCHEN / BATHROOM WC
- BEAUTIFULLY PRESENTED
- COUNCIL TAX BAND B
- END OF TERRACE
- GOOD SIZE REAR GARDEN WITH DECKED PATIO AREA
- A MUST TO VIEW
- OFF ROAD PARKING
- TWO DOUBLE BEDROOMS
- EPC GRADE GRADE C

Entrance Hall

4'8" x 4'6" (1.43 x 1.38)

Lounge

17'0" x 11'9" (5.2 x 3.6)

Kitchen/Dining Room

12'2" x 9'3" (3.73 x 2.84)

First Floor Landing

6'1" x 3'0" (1.87 x 0.93)

Bedroom

13'10" x 10'5" (4.23 x 3.18)

Bedroom

11'6" x 9'4" (3.51 x 2.86)

Bathroom W/C

6'0" x 5'8" (1.83 x 1.73)

Rear Garden

With side access, brick built shed and decked patio area.

Off Road Parking

To front for one/two cars.

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 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 only, and are not precise. 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.

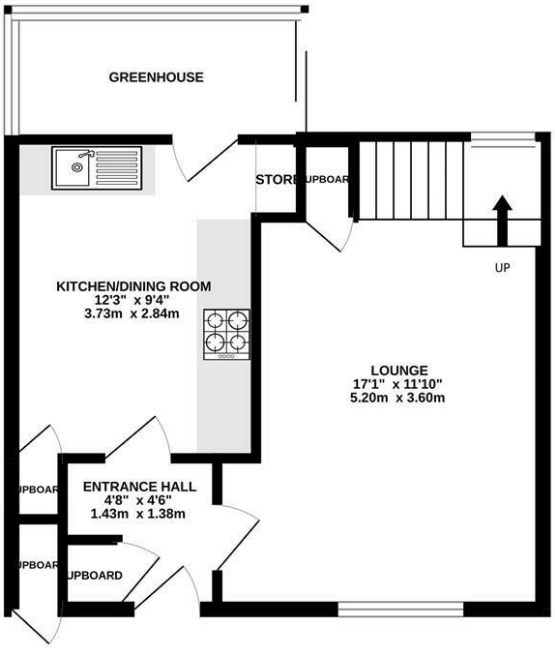
Agents Note

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.

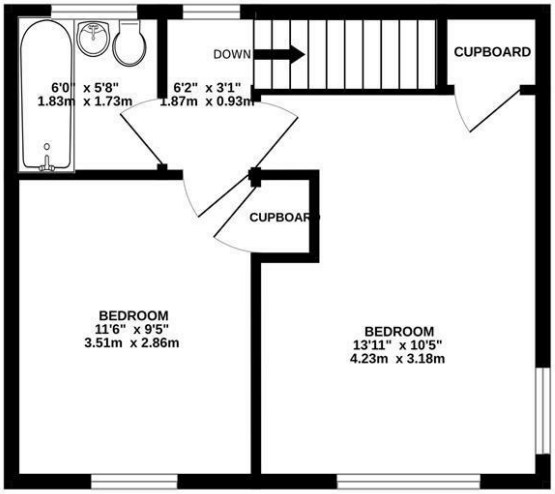
Directions

Tel: 01634730672

GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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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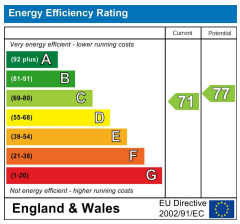

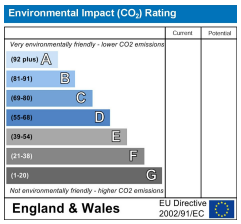

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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