



## 283 The Tideway

Rochester, ME1 3PT

GREENLEAF PROPERTY SERVICES are delighted to introduce this well-presented end of terrace house to the market, on the sought-after Tideway, Rochester ME1. Boasting two good size double bedrooms, an upstairs bathroom W/C, a spacious kitchen and lounge/diner, this lovely family home further benefits from an attractive good size garden, NO CHAIN, double glazing, and gas central heating. 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 out to the garden, and lounge/diner with stairs to rear up to the first floor; The upstairs landing gives access two double bedrooms and the 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.

EPC Grade D / Council Tax Band B / Freehold

**Offers In The Region Of £280,000**

# 283 The Tideway

Rochester, ME1 3PT



- NO CHAIN!
- MODERN KITCHEN & BATHROOM W/C
- IDEAL FIRST PURCHASE/INVESTMENT OPPORTUNITY
- COUNCIL TAX BAND B / FREEHOLD
- TWO BEDROOMS
- GOOD SIZE REAR GARDEN
- POPULAR RESIDENTIAL LOCATION
- END TERRACE HOUSE
- GAS CENTRAL HEATING
- EPC GRADE D

## Entrance

## Kitchen/Breakfast Room

17'1" x 9'3" (5.23 x 2.82)

## Lounge

13'11" x 10'4" (4.25 x 3.17)

## First Floor Landing

Entrance to loft.

## Bedroom

14'2" x 10'5" (4.34 x 3.2)

## Bedroom

11'1" x 9'3" (3.4 x 2.84)

## Bathroom W/C

5'10" x 5'6" (1.8 x 1.69)

## Rear Garden.

A good size rear garden with decked patio area.

## 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.



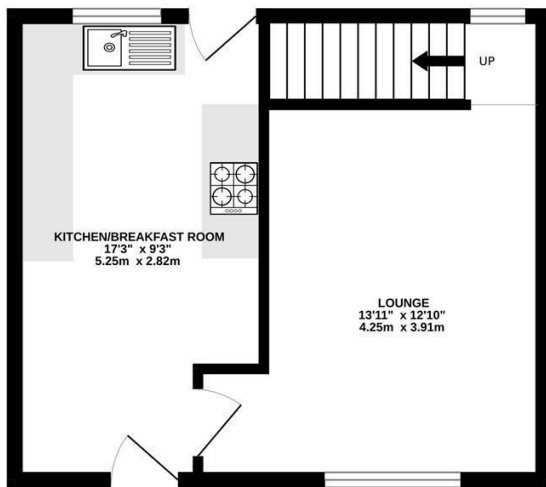
## Directions

Tel: 01634730672

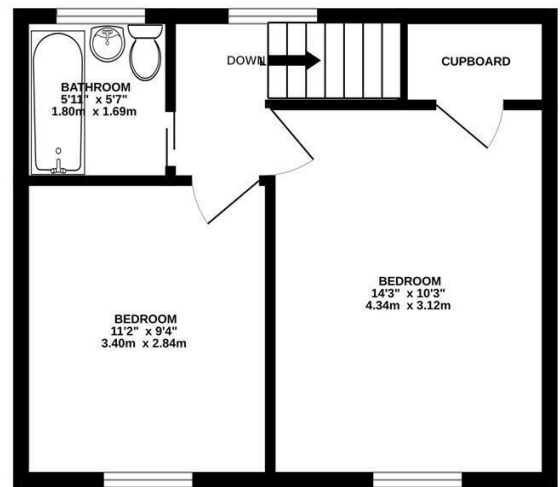




**GROUND FLOOR**  
338 sq.ft. (31.4 sq.m.) approx.

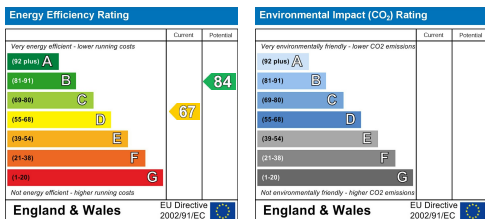


**1ST FLOOR**  
338 sq.ft. (31.4 sq.m.) approx.



**TOTAL FLOOR AREA : 677 sq.ft. (62.9 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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