Greenleaf
Sales • Lettings • Mortgages

39 Nickleby Close

Rochester, ME1 2LE

GREENLEAF PROPERTY SERVICES are delighted to introduce this 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, two reception areas and a spacious low maintenance tiered rear garden, this well-proportioned property is in need of some modernisation throughout but is bursting with potential and would make an Ideal family home.

The layout briefly consists of: Entrance porch, entrance hall, lounge, separate dining room, kitchen, useful converted garage and downstairs W/C. To the first floor there are three bedrooms and family 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 C. Council Tax Band C.

Offers In The Region Of £300,000

39 Nickleby Close

Rochester, ME1 2LE

3 1 1 C

- NO CHAIN!
- OFF ROAD PARKING
- DOWNSTAIRS CLOAKROOM W/C
- COUNCIL TAX BAND C / FREEHOLD
- SOUGHT-AFTER LOCATION
- IN NEED OF SOME MODERNISATION
- TWO RECEPTION ROOMS
- THREE BEDROOM SEMI-DETACHED HOUSE
- UPSTAIRS BATHROOM W/C
- EPC GRADE C

Entrance Porch
5'9" x 2'0" (1.76 x 0.61)

Entrance Hall
8'6" x 5'10" (2.6 x 1.79)

Lounge
14'11" x 11'1" (4.55 x 3.39)

Dining Room
9'11" x 8'8" (3.04 x 2.65)

Kitchen
9'11" x 8'2" (3.04 x 2.5)

Converted Garage
18'3" x 9'10" (5.57 x 3)

Cloakroom W/C
5'10" x 2'8" (1.78 x 0.82)

First Floor Landing
8'6" x 6'6" (2.6 x 1.99)

Bedroom
16'0" x 9'9" (4.9 x 2.98)

Bedroom
11'1" x 10'7" (3.4 x 3.24)

Bedroom
7'1" x 7'7" (2.17 x 2.33)

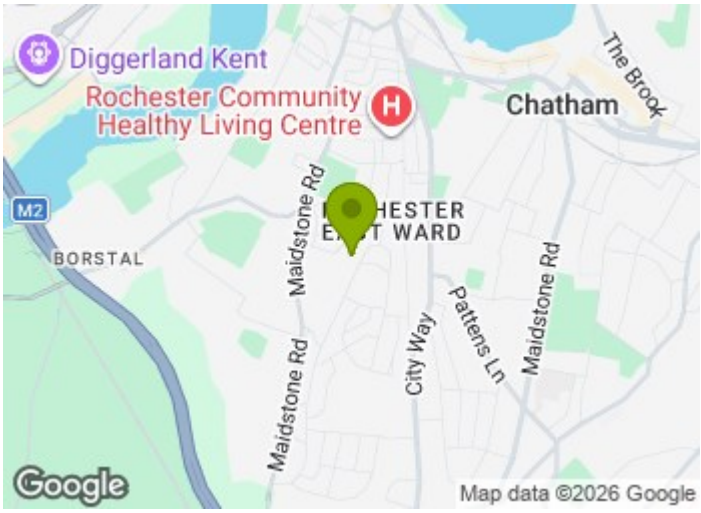
Bathroom W/C
6'3" x 5'6" (1.93 x 1.68)

Rear Garden
Tiered & easily maintained.

Off Road Parking
To side.

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.

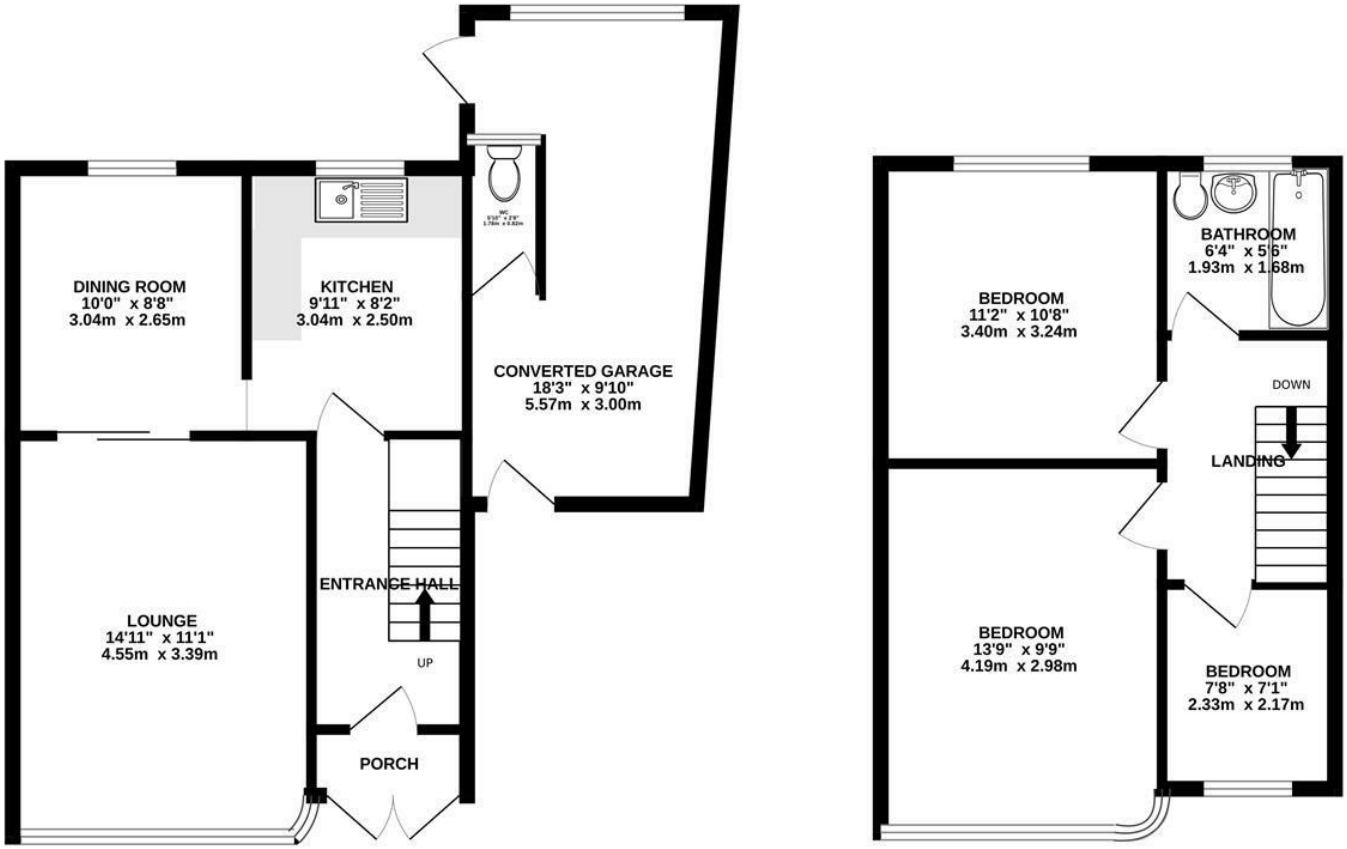


Directions

Tel: 01634730672

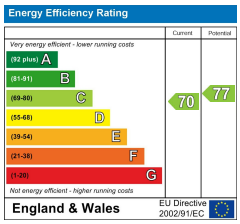
GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.

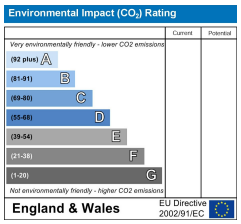
1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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.
Made with Metropix ©2026





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.

160 High Street, Rochester, Kent, ME1 1ER
Tel: 01634730672 Email: info@greenleaf-property.co.uk
www.greenleaf-property.co.uk