Greenleaf
Sales • Lettings • Mortgages

53 Pennant Road

Rochester, ME1 2XT

GREENLEAF PROPERTY SERVICES are delighted to introduce this well-presented semi-detached house to the market, on the sought-after Pennant Road, Rochester ME1. Boasting three good size bedrooms, an upstairs bathroom W/C, a spacious kitchen/breakfast room, separate lounge and dining room, this lovely family home further benefits from an attractive good size rear garden, NO CHAIN, double glazing, and gas central heating. The property has been well cared for by the current owners for the last 73 years and offers the potential for the new owners to simply move in and enjoy.

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 semi-detached property is sure to be of interest, we therefore recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade Awaited. Council Tax Band B.

Offers In The Region Of £320,000

53 Pennant Road

Rochester, ME1 2XT

3 1 2

- NO CHAIN!
- SEPARATE UPSTAIRS W/C
- KITCHEN/BREAKFAST ROOM
- EPC GRADE AWAITED / FREEHOLD
- THREE BEDROOMS
- STUNNING EXTENSIVE REAR GARDEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- FIRST FLOOR BATHROOM W/C
- TWO RECEPTION ROOMS
- COUNCIL TAX BAND B

Entrance Hall
4'7" x 4'5" (1.4 x 1.37)

Lounge
12'7" x 11'9" (3.84 x 3.59)

Dining Room
12'7" x 8'7" (3.84 x 2.64)

Kitchen/Breakfast Room
19'8" x 12'2" (narrowing to 5'11") (6 x 3.72 (narrowing to 1.81))

First Floor Landing
Entrance to loft.

Bedroom
12'8" x 9'10" (3.88 x 3.00)

Bedroom
9'5" x 9'1" (2.89 x 2.78)

Bedroom
9'7" x 6'2" (2.93 x 1.88)

Bathroom W/C
7'9" x 5'5" (2.37 x 1.67)

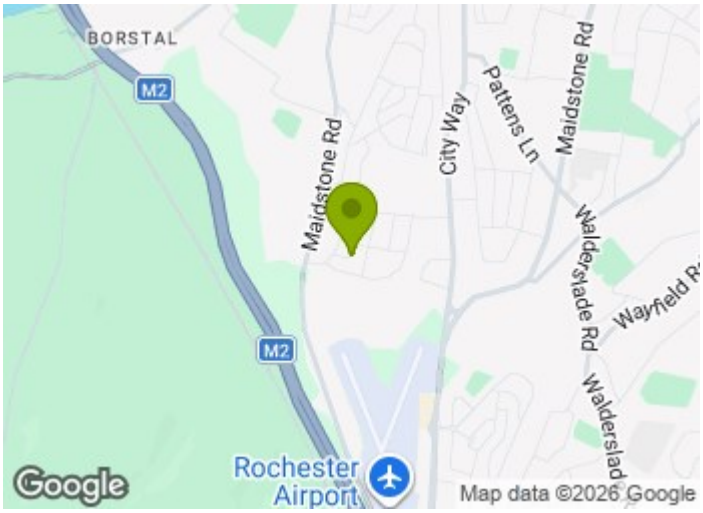
Separate W/C
4'8" x 2'7" (1.42m x 0.79m)

Rear Garden
An extensive rear garden with an abundance of plants, fruit trees and patio area.

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.

Agents Note

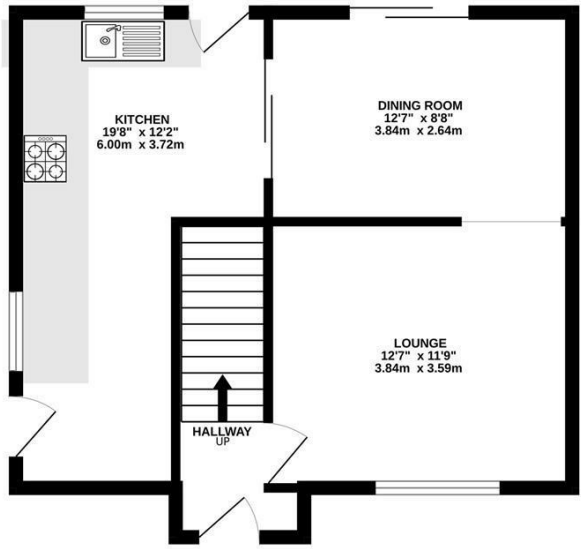
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.



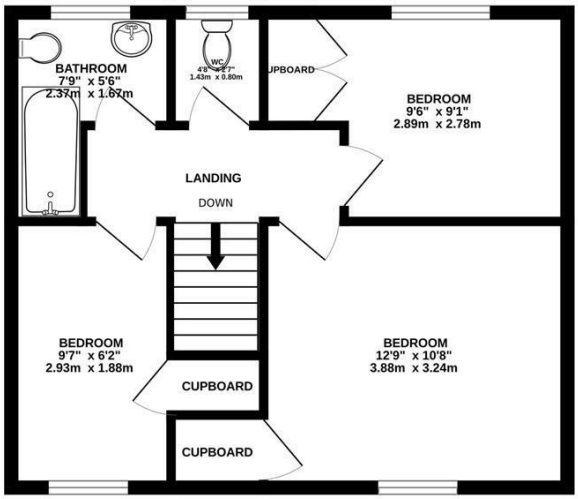
Directions

Tel: 01634730672

GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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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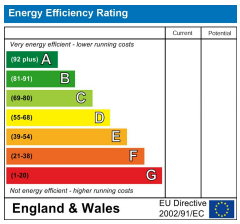

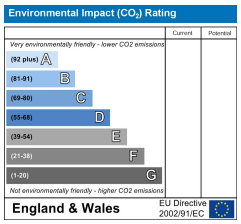

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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