Greenleaf
Sales • Lettings • Mortgages



18 Coombe Road

Rochester, ME3 9EL

GREENLEAF are delighted to introduce this well presented three bedroom semi detached bungalow to the market, in sought-after Hoo, Rochester. This attractive property boasts spacious rooms throughout, off road parking, gas central heating, double glazing and the added benefit of NO CHAIN!

The layout briefly comprises of; Entrance porch, entrance hall, spacious lounge/dining room, conservatory, fitted kitchen, study/utility room, bathroom W/C and two bedrooms. The third bedroom is set on the second floor.

This impressive and attractive bungalow has been much loved and cared for by the present owner and offers an enclosed easy maintainable back garden, garage and off road parking.

Located in a fantastic semi-rural location with wonderful countryside views, a walk to local shops and schools, and a short drive to town, shops, station, and all A2/M2/M20 road links, we recommend viewing at your earliest convenience to avoid disappointment

Council Tax Band C. EPC Grade Awaited.

Offers In The Region Of £350,000

18 Coombe Road

Rochester, ME3 9EL

3 1 2 C

- NO CHAIN!
- THREE BEDROOMS
- CONSERVATORY
- COUNCIL TAX BAND C
- SEMI DETACHED BUNGALOW
- STUDY/UTILITY ROOM
- GARAGE & DRIVE
- VILLAGE LOCATION
- LOUNGE/DINING ROOM
- EPC GRADE C

Entrance Porch
4'10" x 3'5" (1.49 x 1.06)

Entrance Hall
4'1" x 16'3" (1.26 x 4.96)

Lounge/Dining Room
15'1" x 14'6" (4.62 x 4.43)

Conservatory
9'4" x 7'3" (2.85 x 2.23)

Kitchen
10'10" x 9'1" (3.32 x 2.79)

Bedroom
10'5" x 8'7" (3.18 x 2.62)

Bedroom
9'7" x 9'5" (2.94 x 2.88)

Bathroom
7'10" x 5'6" (2.4 x 1.7)

Utility/Study
10'11" x 4'11" (3.35 x 1.52)

First floor Bedroom
13'8" x 11'7" (4.18 x 3.55)

Rear Garden
Easily maintainable.

Garage
To side.

Off Road Parking
To front.

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













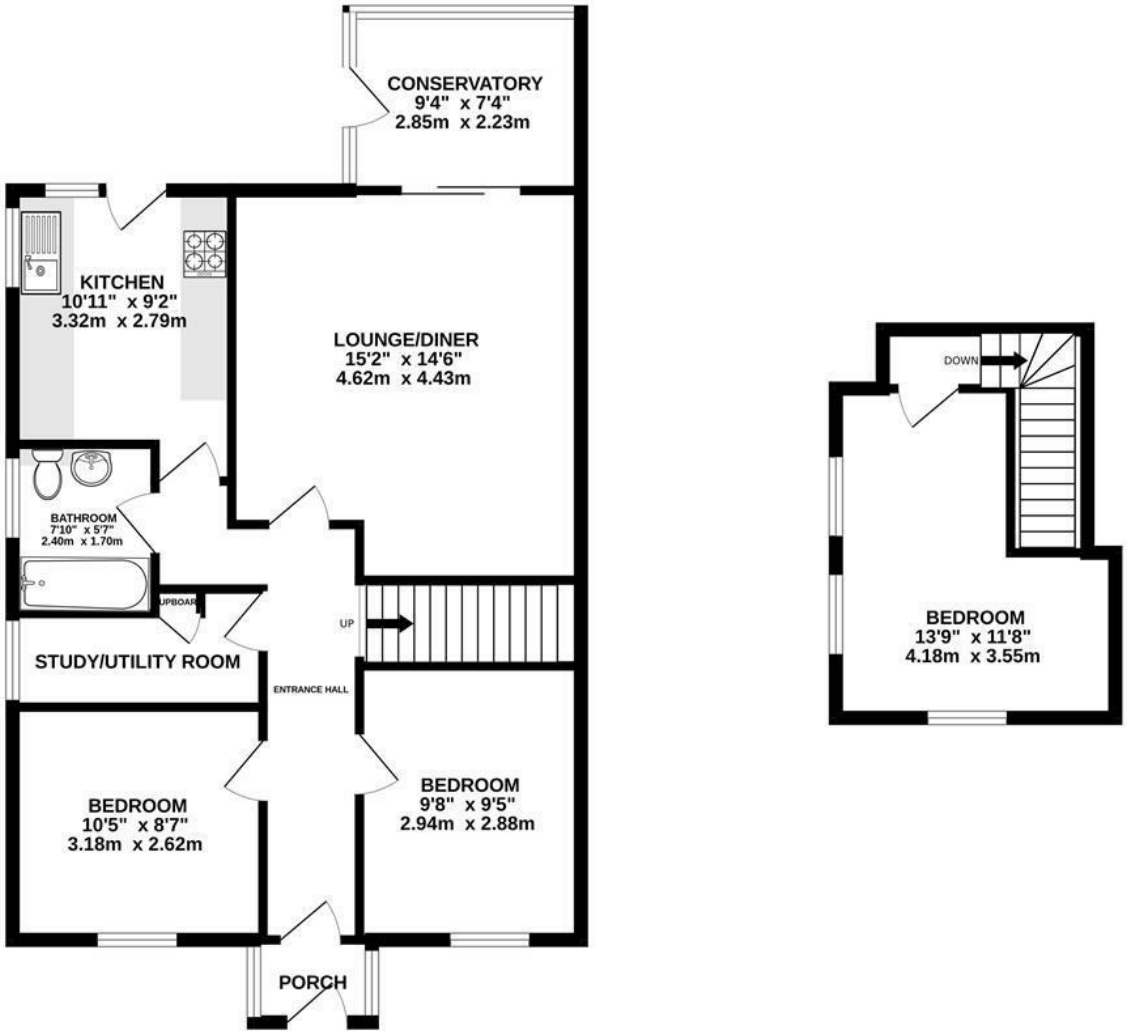




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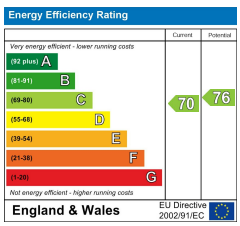
GROUND FLOOR
826 sq.ft. (76.8 sq.m.) approx.

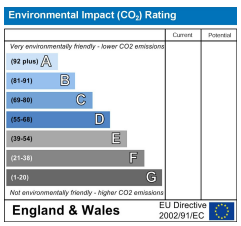
1ST FLOOR
172 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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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