



## 9 Castle Avenue

Rochester, ME1 2DU

Ideally suited to a first time buyer looking to get their foot on the housing ladder or equally as an investment opportunity, Greenleaf Property Services are pleased to offer for sale this good size terraced house, situated in a convenient and central ME1 location and available with NO CHAIN!

The accommodation comprises of entrance porch, lounge, separate dining area, kitchen and bathroom W/C. To the first floor there are three separate bedrooms. Benefits include double glazing, gas central heating and an enclosed low-maintenance rear garden.

Located within a walk of all local amenities, the nearby historic High Street offers an extensive range of restaurants, cafes, bars and boutiques, as well as the added attractions of the famous cathedral, Norman castle, Medway River walks, and bi-annual Dickens festivals. Nearby Rochester station provides 40 minute fast trains to London, and all A2/M2/M20 road links are a short drive away, as are the highly regarded local schools for all age groups. We recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade D/Council Tax Band B.

**Offers In The Region Of £250,000**

# 9 Castle Avenue

Rochester, ME1 2DU



- FIRST-TIME BUYER OR INVESTMENT OPPORTUNITY!
- TWO RECEPTION AREAS
- LOW MAINTAINANCE REAR GARDEN
- EPC GRADE D
- IN NEED OF MODERNISATION
- DOUBLE GLAZING AND CENTRAL HEATING
- POPULAR RESIDENTIAL LOCATION
- THREE SEPARATE BEDROOMS
- NO CHAIN
- COUNCIL TAX BAND B / FREEHOLD

## Entrance Porch

## Lounge Area

15'3" x 13'4" (4.65 x 4.07)

## Dining Area

12'4" x 10'7" (3.78 x 3.23)

## Kitchen

8'11" x 7'10" (2.72 x 2.41)

## Rear Lobby

5'0" x 3'0" (1.54 x 0.93)

## W/C

5'6" x 3'0" (1.68 x 0.93)

## Bathroom

8'1" x 7'4" (2.47 x 2.25)

## First Floor Landing

## Bedroom

13'9" x 11'9" (4.2 x 3.60)

## Bedroom

12'3" x 8'3" (3.75 x 2.53)

## Bedroom

9'2" x 7'11" (2.80 x 2.43)

## Rear Garden

## 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.



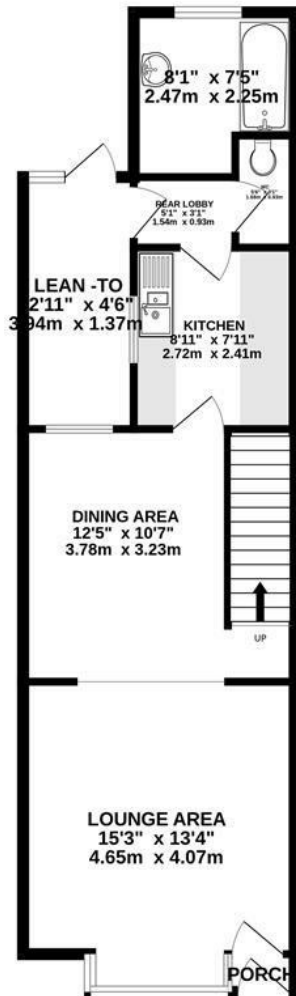
## Directions

Tel: 01634730672

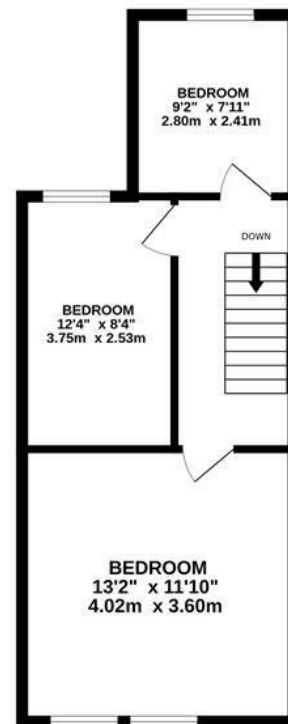




GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.

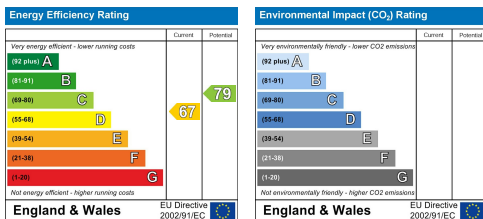


1ST FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.