



81 Catherine Street

Rochester, ME1 2HL

GREENLEAF PROPERTY SERVICES are delighted to introduce this immaculately presented Victorian mid-terrace house in central Rochester, ME1. This truly impressive family home has been lovingly refurbished and extended in recent years, including an additional bathroom, triple-glazed anthracite windows and front door, carpets and flooring, and offers the fantastic opportunity for anyone looking for a stunning property ready to move into and enjoy. Boasting two double bedrooms, the downstairs shower/wet-room extension and upstairs en-suite bathroom, the property further benefits from two separate reception rooms giving the option of using one as a further bedroom perhaps, and a characterful kitchen/diner with open archway to the dining area to the rear, which leads out to the private and established east-facing rear garden.

The layout briefly comprises of: Hallway giving access to lounge (currently used as an office), stairs up to first floor, further reception room/lounge with doors from here to the extended shower/wet-room, and kitchen/diner; The compact upstairs landing gives access to two double bedrooms, with the en suite off the master bedroom.

Located within a walk of local shops and amenities, Rochester High Street is also a walk away with its further extensive range of restaurants, bars, boutiques, and cafes, the ever-popular castle and famous cathedral, and station with 35 minute fast trains to London. Highly regarded schools for all age groups are nearby, as are all A2/M2/M20 road links.

Properties of this calibre in this location are rarely available, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £299,950

81 Catherine Street

Rochester, ME1 2HL



- STUNNING EXTENDED VICTORIAN MID-TERRACE HOUSE
- TWO RECEPTION ROOMS AND CHARACTERFUL KITCHEN/DINER
- WALK TO STATION AND 35 MINUTE FAST TRAINS TO LONDON / CLOSE TO ALL A2/M2/M20 ROAD LINKS
- EPC GRADE AWAITED / COUNCIL TAX BAND B / FREEHOLD PROPERTY
- RECENT NEW TRIPLE-GLAZING, INSULATION, CARPETS AND FLOORING
- BEAUTIFULLY PRESENTED WITH MANY ORIGINAL FEATURES THROUGHOUT
- WALK TO HIGHLY REGARDED LOCAL SCHOOLS FOR ALL AGE GROUPS
- TWO/THREE DOUBLE BEDROOMS / DOWNSTAIRS SHOWER ROOM AND EN SUITE BATHROOM
- ATTRACTIVE ESTABLISHED PRIVATE GARDEN
- WALK TO HISTORIC HIGH STREET, CAFES, BOUTIQUES, RESTAURANTS, CASTLE AND CATHEDRAL

Hallway

9'11" x 2'7" (3.03 x 0.81)

With wood effect laminate flooring, white walls with original feature archway, stylish ceiling light, and access to the lounge/office, stairs up to first floor, and through to the reception room/lounge from there.

Lounge/Office

10'2" x 9'10" (3.1 x 3)

With recently new large triple-glazed anthracite windows to front of house, this spacious and light lounge boasts a feature radiator, new carpet and white walls, open fireplace with potential, and a stylish wooden door with glass panels. Potential for use as third bedroom if desired.

Reception/Lounge Room

12'11" x 9'10" (3.94 x 3)

With laminate flooring and white walls, feature radiator and fireplace, under-stairs cupboard for shoes and coats, and an original built-in cupboard for further storage.

Kitchen/Diner

17'2" x 7'9" (5.24 x 2.37)

Beautifully presented kitchen with fitted floor cupboards and wooden butchers-block work tops, contrasting stylish metro-tile splashbacks, separate large dresser with further worktops possibly to stay, wood-effect laminate flooring and neutral decor, open-archway to dining area. Lovely space to rear of house with panelled ceiling and partially panelled/brick walls, feature lights,

windows to rear and side offering lots of natural light, double patio doors out to garden from here.

Shower Room/WC

8'10" x 3'7" (2.70 x 1.1)

Extension added in approx 2019, good size shower/wet-room with shower, taps, vertical chrome radiator, WC and basin, feature alcoves/shelving, downlighters, window to rear, and marble-effect wall tiles and grey tiled flooring.

Stairs/Landing

With neutral carpet and white walls, compact landing giving access to both double bedrooms, with the en suite off bedroom one.

Bedroom One

12'9" x 9'11" (3.91 x 3.03)

Double bedroom with stylish neutral carpet and decor, recently new triple glazed window to rear of house, dado rails, coving and ceiling rose. Access to en suite bathroom from here.

En Suite Bathroom

9'3" x 7'8" (2.84 x 2.34)

Impressive bathroom with white suite consisting of bath, basin and WC, space for separate shower if required, white walls with partial white wall tiles and panelling, attractive wooden door with glass panels, stylish new vinyl flooring and feature radiator, window to rear.

Bedroom Two

12'7" x 9'9" (3.85 x 2.98)

Further double bedroom with triple glazed windows to front of house, stylish

neutral carpet and feature radiator, dado and picture rails, built-in cupboard.

Garden

Colourful, private and peaceful east-facing rear garden with block-paved patio, hard standing to side of house, water tap, shed with concrete base, attractive lawn garden area with stunning established plants and flowers.

Agents Note 1

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 2

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.

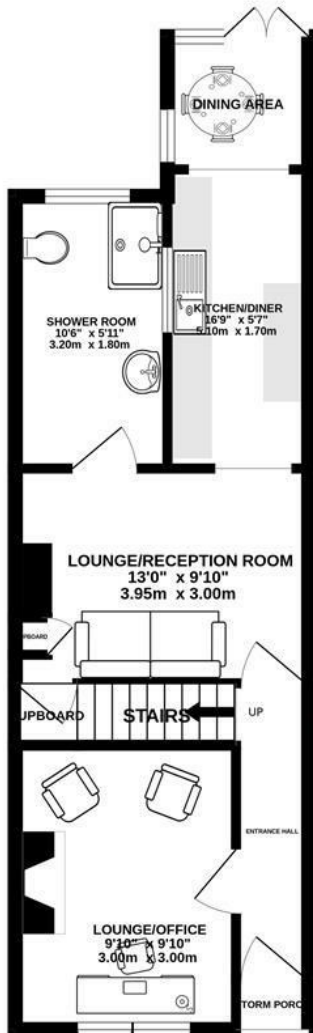
Tel: 01634730672





GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.

1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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