01634 379 799

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97 Rolvenden Road

- Wainscott

Price: Offers In Excess Of £325,000





97, Rolvenden Road, , ME2 4PF
Offers In Excess Of £325,000

- ANOTHER PROPERTY SOLD (STC) BY HARRISONS REEVE
- PRICE OFFERS IN EXCESS OF £325,000
- THREE BEDROOMS, SHOWER ROOM
- GARDEN WITH PATIO AREA AND THE REST IS LAID TO LAWN
- LOUNGE
- DINING ROOM
- CLOSE TO SCHOOLS
- CLOSE TO MOTORWAY LINKS
- MEDWAY COUNCIL TAX BAND D
- EPC RATING D

Nestled on Rolvenden Road in the charming area of Wainscott, Rochester, this delightful SEMI-DETACHED house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a spacious entrance hall that leads to a lounge and onto a dining room, perfect for entertaining guests or enjoying family meals. The lounge provides a cosy retreat, ideal for relaxation after a long day. The layout of the home is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

The property features a modern shower room, ensuring that daily routines are both efficient and comfortable. The three bedrooms are versatile, allowing for various uses, whether as sleeping quarters, a home office, or a guest room.

Situated in Wainscott, residents will benefit from a friendly community atmosphere while being conveniently close to local amenities and transport links. This semi-detached house is not just a place to live; it is a home where memories can be made. With its appealing features and prime location, this property is a wonderful opportunity for anyone looking to settle in this lovely part of Rochester.

Medway Council tax band D
EPC rating - D

GROUND FLOOR

ENTRANCE HALL
11'5" x 5'10" (3.5 x 1.8)

LOUNGE
14'9" x 13'9" (4.5 x 4.2)

DINING ROOM
10'2" x 7'2" (3.1 x 2.2)

KITCHEN
9'2" x 9'2" (2.8 x 2.8)

FIRST FLOOR

LANDING

BEDROOM 1
13'9" x 13'9" (4.2 x 4.2)

BEDROOM 2
13'5" x 8'6" (4.1 x 2.6)

BEDROOM 3
8'10" x 8'2" (2.7 x 2.5)

SHOWER ROOM
5'10" x 5'10" (1.8 x 1.8)

GARDENS
FRONT - Laid to lawn and path leading to the front door and side access.

REAR - Patio area - shed and the rest is laid to lawn.

AML Charges
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement.
Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

Member agent
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.
Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and the photographs may have been enhanced using photo editing software.

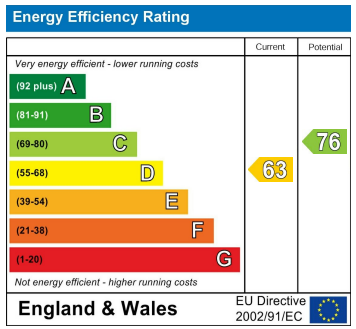
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

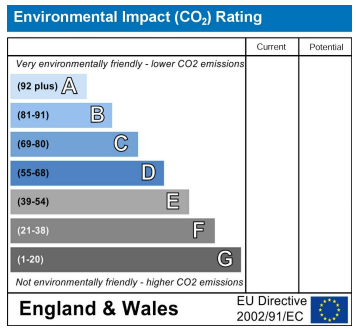












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GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



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TOTAL FLOOR AREA : 816 sq.ft. (75.8 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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