

342a City Way Rochester, Kent, ME1 2BJ

GREENLEAF are delighted to offer TO LET this three bedroom semi detached house, located on the ever-popular City Way Rochester. The layout briefly comprises of; entrance hall, lounge, and kitchen/dining room; stairs to the first floor give access to three bedrooms and the family bathroom. The rear garden is a low maintenance paved area and there is potential for off road parking to the front. Located close to quality popular local schools and A2/M2/M20 road links, the historic High Street with its range of quirky bars, boutiques, restaurants, famous cathedral and Norman castle are all close by. Nearby Rochester and Chatham stations provide 35 minute fast trains to London. We recommend viewing at your earliest convenience to avoid disappointment.

In order to reserve a property you will be required to pay a holding fee of the equivalent to one weeks rent, whilst we carry out reference checks this will then come off of monies due to move in which are a five week deposit and one month's advance rent. If you require any further information just give the team a call or email on info@greenleaf-property.co.uk
Greenleaf are a member of the PRS (property redress scheme) membership number: PRS003992
Greenleaf Property Services Ltd have client money protection – property mark - membership – C0128543

£1,295 Per Month

342a City Way

Rochester, Kent, ME1 2BJ



- 1930'S STYLE SEMI DETACHED FAMILY HOME
- OPEN PLAN KITCHEN/DINING ROOM
- CLOSE TO QUALITY LOCAL SCHOOLS
- NEUTRAL DECOR THROUGHOUT
- COURTYARD/PATIO STYLE GARDEN
- AVAILABLE NOW
- POPULAR CITY WAY LOCATION
- 2 DOUBLES AND A SINGLE BEDROOM

Front of property

The front of property is block paved with wall surround. Potential for off road parking subject to the necessary planning permission.

Entrance hallway

Double glazed doors and window to the front aspect. Wood effect laminate flooring. Under stairs storage cupboard housing electricity and gas meters.

Living room

12'6 x 11'9 (3.81m x 3.58m)

Double glazed bay window to the front aspect allowing light to flood into this neutrally decorated living room with grey carpeting.

Kitchen/Dining room

18 x 11'8 (at widest point) (5.49m x 3.56m (at widest point))

Laminate flooring and neutrally decorated with double glazed window

and french doors leading onto the patio garden. The kitchen area is comprised of matching wall and base units with co-ordinating work surfacing incorporating a stainless steel sink/drain unit, oven, hob, integrated under counter fridge and freezer.

Stairs and landing

Neutral decor and grey carpeting to the stairs and landing areas. Double glazed window to side.

Bathroom

6'7 x 5'9 (2.01m x 1.75m)

Double glazed frosted window to rear, vinyl flooring and fully tiled walls. White suite comprising of 'P' shaped bath with shower mixer over, wash hand basin and WC. Stainless steel heated towel radiator and inset spot lights.

Bedroom 1

12 x 11'4 (3.66m x 3.45m)

Double glazed bay window to front aspect. Neutral decor and grey carpeting.

Bedroom 2

12 x 11'7 (3.66m x 3.53m)

Double glazed window to rear. Neutral decor and grey carpeting.

Bedroom 3

8'10 x 6'9 (2.69m x 2.06m)

Double glazed bay window to front. Neutral decor and grey carpeting.

Rear garden

Patio garden paved with a fence surround.

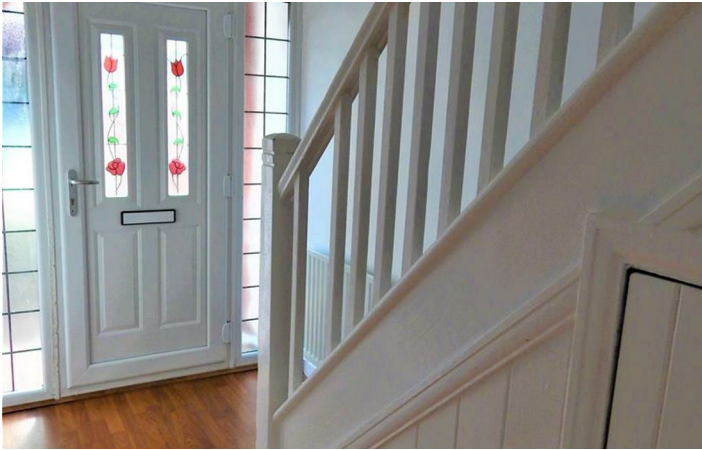
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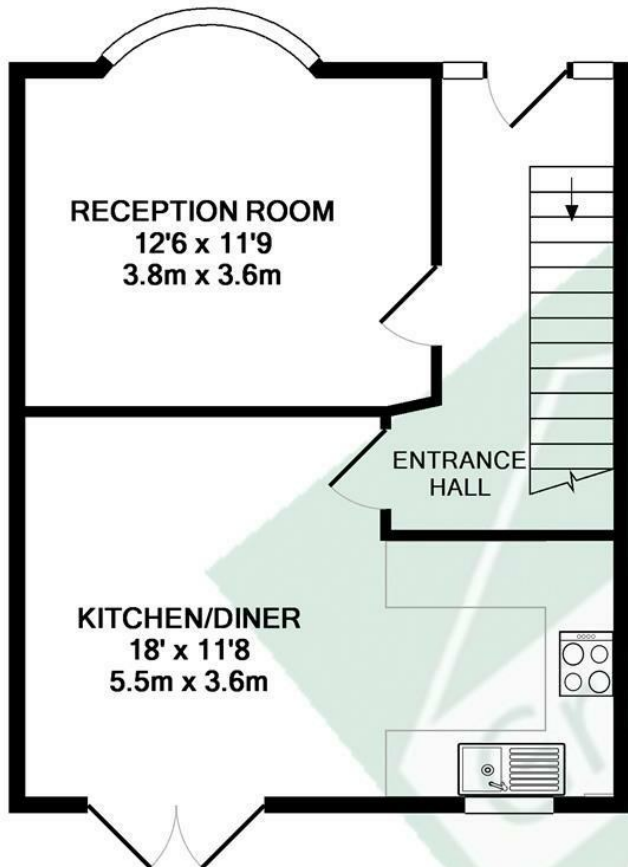
Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.



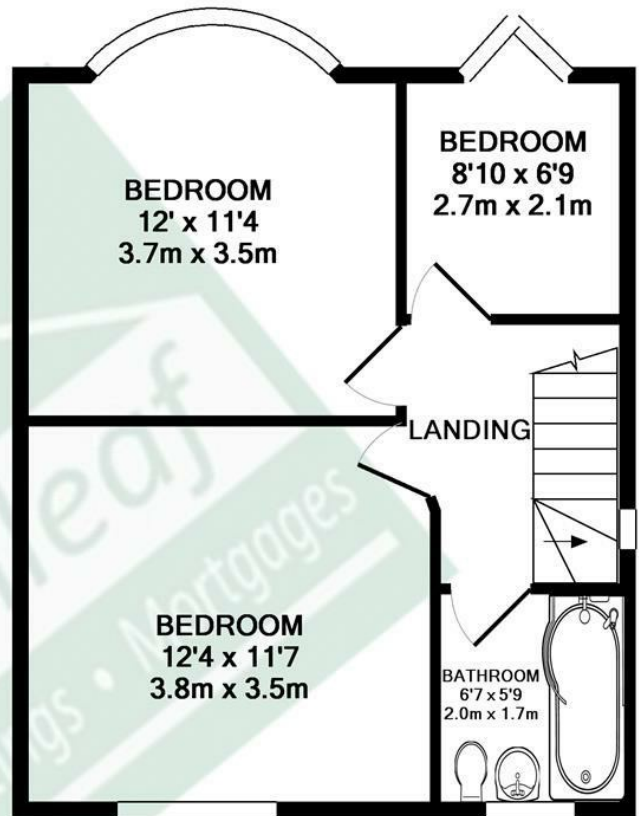
Directions

Tel: 01634730672





GROUND FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.1 SQ.M.)

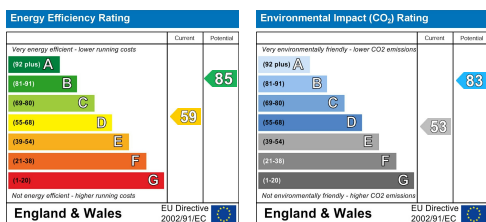


1ST FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 805 SQ.FT. (74.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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