



8 West Street

Rochester, Kent, ME2 3XG

GREENLEAF are delighted to introduce this well presented three bedroom end of terrace Victorian house to the market, in ever popular Strood, Rochester. The property is set over three floors and benefits from three double bedrooms, an attractive and spacious open-plan lounge/diner, good size kitchen, impressive shower room, and garden with decked area and large shed. The layout briefly consists of: Front door into lounge, open plan to dining area, rear lobby giving access to kitchen and stairs up to first floor; the second floor landing gives access to two double bedrooms and shower room, and stairs up to second floor and third double bedroom.

Whilst located in a quiet residential road in the sought-after Frindsbury area, the property is a convenient short walk to Strood station and fast train service to London, as well as all local amenities and shops. Quality local schools, leisure facilities and A2/M2/M20 road links are all close by, as is the historic Rochester High Street, River Medway and a great selection of restaurants, bars and boutiques. We recommend viewing at your earliest convenience to avoid disappointment.

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.

Price Guide £225,000

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- END OF VICTORIAN TERRACE HOUSE
- OPEN-PLAN LOUNGE/DINER
- WELL PRESENTED THROUGHOUT
- CLOSE TO QUALITY SCHOOLS, SHOPS, AND ALL LOCAL AMENITIES
- THREE DOUBLE BEDROOMS
- IMPRESSIVE SHOWER ROOM
- WALK TO STATION AND FAST TRAINS TO LONDON
- THREE FLOORS
- PATIO AND GARDEN WITH GATED SIDE ACCESS AND LARGE SHED
- CLOSE TO A2/M2/M20 ROAD LINKS

Lounge Area

12'9" x 10'2" (3.9m x 3.1m)

Front door into attractive lounge area, with neutral decor and feature wall, laminate wood-effect flooring, window to front of house, open plan through to dining area.

Dining Area

12'9" x 11'1" (3.9m x 3.4m)

Neutral decor and flooring continues, window to rear of property, door into rear lobby giving access to kitchen and stairs up to first floor.

Kitchen

6'10" x 17'4" (2.1m x 5.3m)

Spacious and light kitchen with good range of grey wall and floor cupboards, contrasting black vinyl work tops, contemporary splashback wall tiles, laminate flooring, window to side and rear, door to garden, downlighters and breakfast bar.

Landing

5'2" x 12'1" (1.6m x 3.7m)

Spacious landing giving access to two double bedrooms and family

shower room, stairs up to second floor and third bedroom, neutral carpet and decor.

Bedroom One

11'1" x 10'2" (3.4m x 3.1m)

Attractive double bedroom with lovely double windows to front of house, built-in wardrobes, neutral decor and carpets.

Bedroom Two

11'1" x 7'2" (3.4m x 2.2m)

Another double bedroom with window to rear, laminate flooring, neutral decor with feature wall.

Bathroom

8'2" x 6'6" (2.5m x 2.0m)

Impressive and spacious shower room to rear of property, with striking sparkling black wall tiles, grey floor tiles, basin and WC built in to vanity unit, walk-in double glass shower with attractive feature tiles, chrome radiator, downlighters, and window to rear.

Bedroom Three (Second Floor)

10'9" x 10'5" (3.3m x 3.2m)

Further double bedroom to top of the house into former loft, two

built-in eaves storage cupboards, two velux windows front and rear of property, laminate flooring and neutral decor

Garden

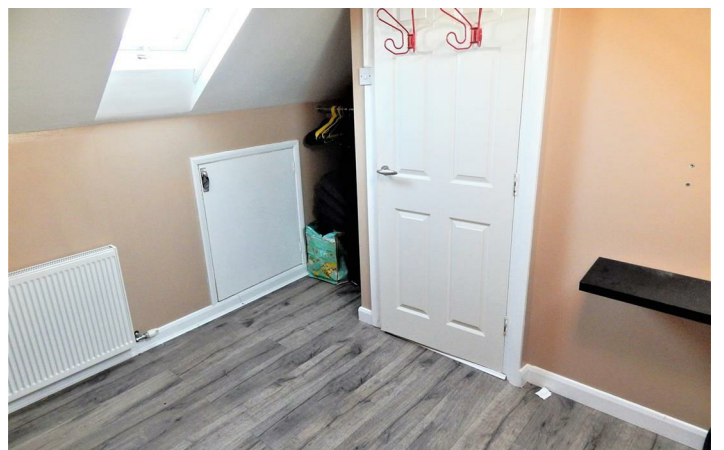
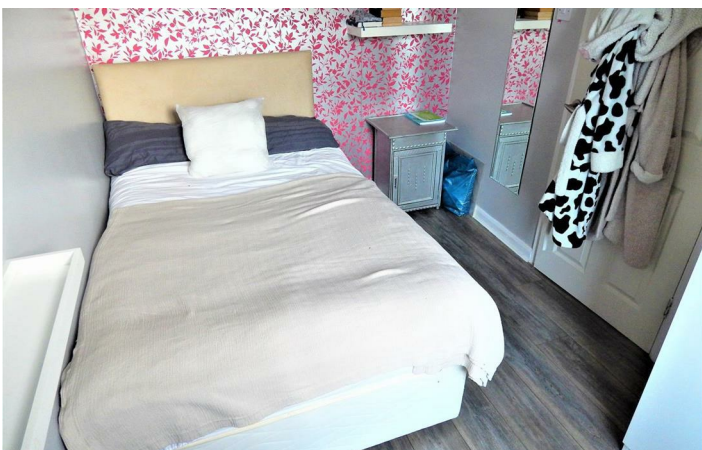
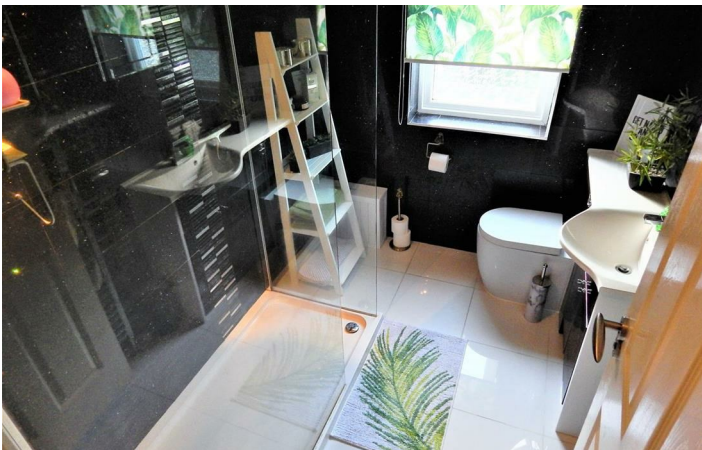
Attractive garden accessed from kitchen and also with side access from front of house. Fully fenced with decked area for outdoor entertaining, further hard standing area, lawn, and large shed.

Front of House

Attractive looking end of terrace property located in a quiet residential road with gated side access to the rear.

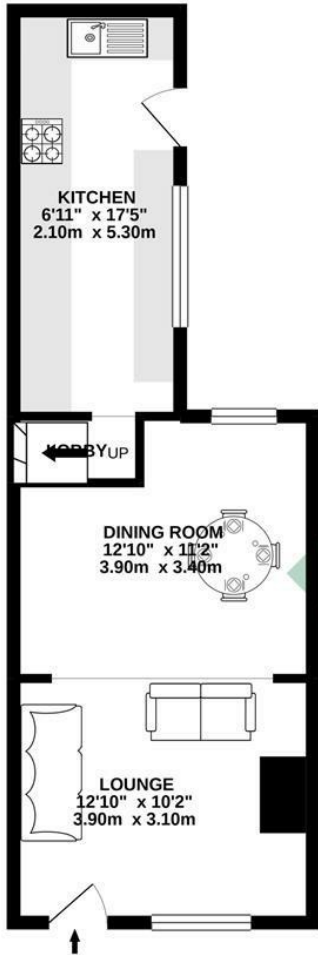
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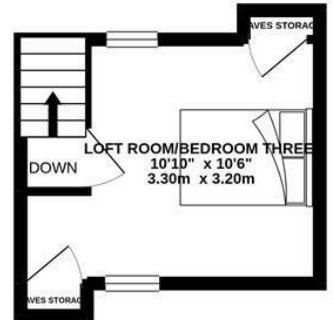
GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



2ND FLOOR
142 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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	75	35

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.