



30 Woodview Rise

• Rochester

Price: Asking Price £325,000



30, Woodview Rise, , ME2 3RP  
Asking Price £325,000

- TWO BEDROOM SEMI DETACHED BUNGALOW
- GARAGE
- DRIVEWAY
- CABIN/WORKSHOP
- POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION
- TREMENDOUS POTENTIAL
- APPROX 80FT REAR GARDEN
- ELECTRIC HEATING
- CHAIN FREE
- EPC RATING: AWAITED

Tremendous potential at this two bedroom semi detached bungalow occupying a generous plot. The property is nestled in the quiet cul du sac of Woodview Rise and benefits from a beautiful rear garden, cabin/workshop, garage & driveway.

EPC Rating: Awaited.

**Porch**  
2'11" x 4'1" (0.89m x 1.25m)  
Front door, access to lean to.

**Lean to**  
3'8" x 6'1" (1.14m x 1.86m)  
Windows to rear and side. Door to side access.

### **Entrance Hall**

Small storage cupboard housing electrics meter.

### **Kitchen**

9'11" x 8'9" (3.03m x 2.69m)

Double glazed window to rear, base and eye level units, base level sink and hob. Serving hatch to lounge/diner.

### **Lounge/Diner**

16'7" x 10'6" (5.06m x 3.22m)

Double glazed sliding doors to rear. Chimney breast.

### **Master Bedroom**

13'8" x 10'5" (4.17m x 3.19m)

Double glazed window to front.

### **2nd Bedroom**

9'11" x 8'10" (3.03m x 2.71m)

Double glazed window to front.

### **Bathroom**

6'5" x 5'5" (1.97m x 1.66m)

Double glazed window to side. Low level bath and WC, base level hand wash basin.

### **Cabin/Workshop**

12'5" x 15'7" (3.79m x 4.77m)

Power & Light available.

### **Garden**

Approx 80ft x 40ft. Patio and lawn areas. Cabin/workshop to side.

### **Garage**

8'5" x 16'2" (2.58m x 4.95m)

Double wooden garage doors.

### **Driveway**

Large concrete driveway for approximately 4 cars.

### **Important Notice**

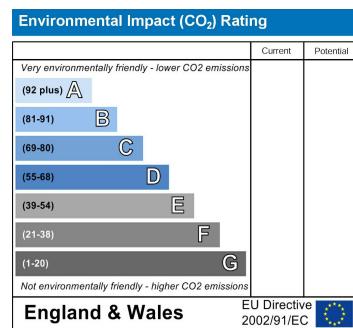
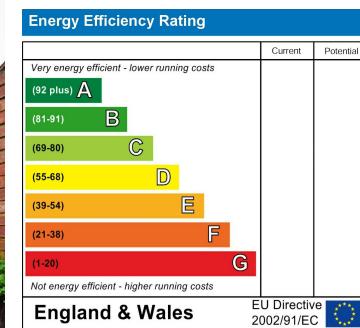
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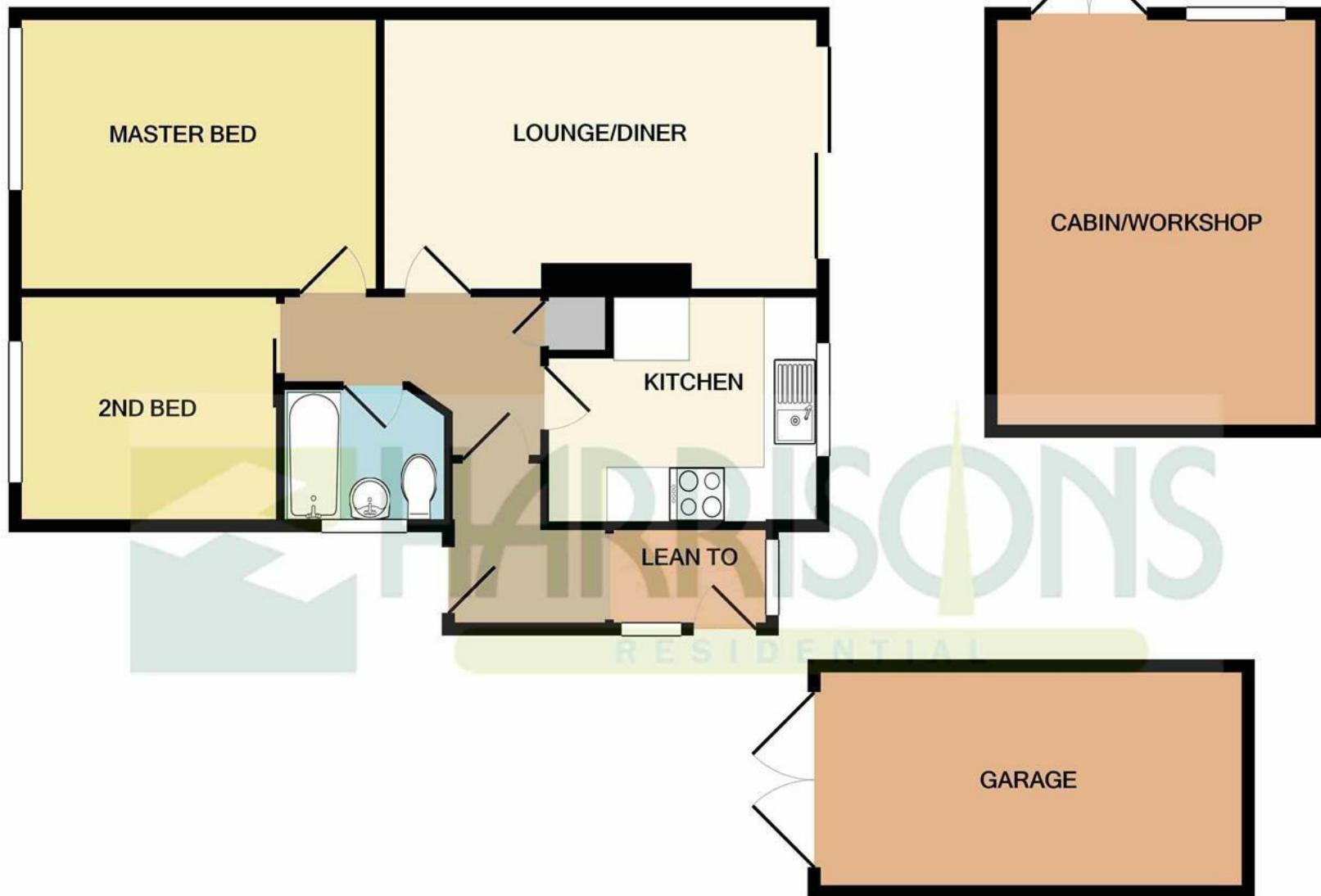
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### **NB**

HARRISONS RESIDENTIAL recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



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TOTAL APPROX. FLOOR AREA 954 SQ.FT. (88.6 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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