



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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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.

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

NB

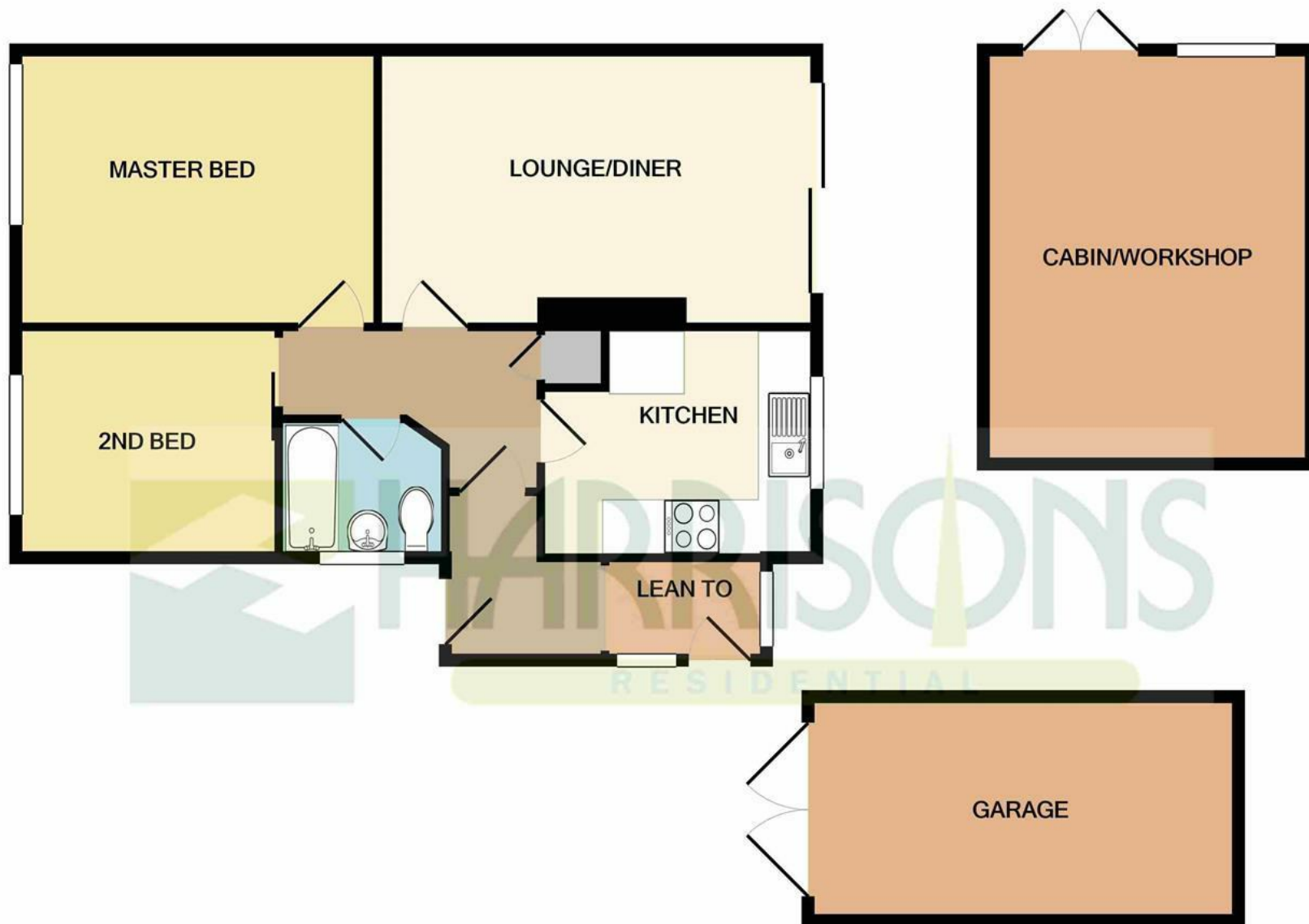
HARRISONS RESIDENTIAL recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



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	

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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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