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HARRISONS REEVE

34 Lilac Road

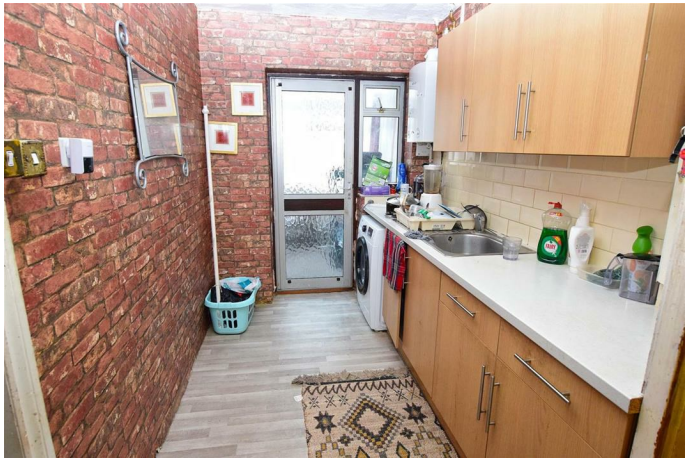
• Rochester

Price: Price Range £350,000

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34, Lilac Road, , ME2 2LE
Price Range £350,000

- 4 BEDROOM SEMI DETACHED HOUSE
- PRICE RANGE £350,000 to £365,000
- PARKING TO FRONT FOR 2/3 CARS
- APPROX. 1,168 SQ FT OF LIVING ACCOMMODATION
- LOUNGE, KITCHEN, UTILITY, BEDROOM/RECEPTION, EN-SUITE AND CONSERVATORY TO THE GROUND FLOOR
- CLOSE PROXIMITY TO CEDAR CHILDREN'S ACADEMY & ELAINE PRIMARY SCHOOL
- REAR GARDEN OF APPROX 25' X 40'
- EPC RATING "D", MEDWAY COUNCIL TAX BAND "D"
- POPULAR RESIDENTIAL AREA

£350,000 to £375,000

Nestled on the charming Lilac Road in Rochester, this semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,168 square feet, the property boasts four well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, ensuring that each room flows seamlessly into the next.

The property features a bathroom and a ground floor shower room, catering to the needs of a busy household. The kitchen is well-equipped, offering ample space for culinary adventures and family gatherings.

Outside, the property benefits from parking for two vehicles, a valuable asset in this desirable area. The garden space offers potential for outdoor enjoyment, whether it be for gardening, children's play, or simply unwinding in the fresh air.

Located in Rochester, this home is conveniently situated near local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. This semi-detached house on Lilac Road is not just a property; it is a place where memories can be made and cherished for years to come.

Entrance Hall
Entrance door, stair case to first floor. Radiator.

Lounge
11'10" x 11'1" (3.62m x 3.38m)
Window to front, radiator.

Utility
10'11" x 6'5" (3.33m x 1.97m)
Door to conservatory. Wall mounted boiler. A range of floor mounted units with inset sink unit. Space and plumbing for washing machine.

Kitchen
12'5" x 11'10" (3.81m x 3.62m)
Window to rear. Fitted kitchen comprising base and wall mounted units. Radiator. Space for cooker.

Conservatory
17'9" x 8'10" (5.42m x 2.70m)
Doors to rear garden, Windows to rear and side.

Bedroom/Reception
17'2" x 7'6" (5.25m x 2.30m)
Window to front, radiator, door to:

En-Suite Shower Room
Window to rear. Suite comprising shower cubicle, low level WC and pedestal wash hand basin.

Landing
Access to loft space. Window to side.

Bedroom 1
12'5" x 10'5" to front of wardrobes (3.81m x 3.18m to front of wardrobes)
Window to rear, radiator, built in wardrobes, built in storage cupboard housing hot water cylinder.

Bedroom 2
11'2" x 10'6" (3.42m x 3.22m)
Window to front, radiator.

Bedroom 3
8'4" x 7'11" (2.56m x 2.43m)
Window to front, radiator.

Bathroom
7'10" x 6'4" (2.40m x 1.94m)
Windows to rear and side. White suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC.

Exterior

Rear Garden
Approx. 40' in width x 25' in depth mainly laid to lawn. Fenced to boundaries.

Frontage
Driveway providing off road parking for 2/3 cars.

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.

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.

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

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.

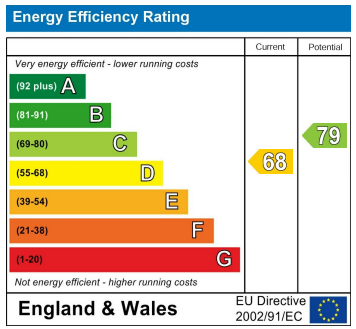
NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

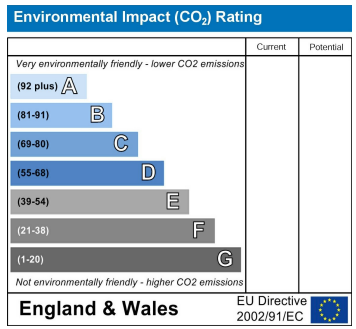












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GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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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