



27 Exeter Walk

• Rochester

Price: £240,000



27, Exeter Walk, , ME1 2XF
£240,000

- 3 BEDROOM TERRACE HOUSE
- ROCHESTER LOCATION
- DOWNSTAIRS WC
- GARAGE
- SPACIOUS ACCOMMODATION
- EPC RATING "D"
- GOOD ACCESS TO LOCAL ROAD NETWORKS AND SCHOOLS

HARRISONS RESIDENTIAL are delighted to offer for sale this 3 bedroom terrace property in Rochester, conveniently positioned for local schools, shops and transport links. The generous accommodation includes lounge, kitchen/breakfast room, DOWNSTAIRS WC, study/storage and 3 good size bedrooms. The property is located on a walkway position with both front and back gardens. EPC Rating D

Ground Floor

Porch

Frosted double glazed entrance door. Double glazed door to :

Study

2.01m x 1.84m (6' 7" x 6' 0") : Double glazed window to side.

Entrance Hall

Stair case to first floor.

Lounge

4.58m x 3.63m (15' 0" x 11' 11") : Double glazed window to front, warm air heating system boiler

Kitchen/Diner

4.86m red to 2.23m x 3.99m (15' 11" red to 7' 3" x 13' 1") : Double glazed window to rear. Modern fitted kitchen comprising base and eye level units with complimentary work surfaces over. Built in storage cupboard. Built in double electric oven with extractor fan over. Inset stainless steel sink unit with side drainer and mixer tap. Space and plumbing for automatic washing machine. Local tiling. space for fridge/freezer.

Downstairs WC

Frosted double glazed window to rear. White suite comprising low level WC and wall mounted wash hand basin. Local tiling.

Lobby

Frosted double glazed door to garden.

First Floor

Landing

Access to loft space.

Bedroom 1

4.69m x 2.91m (15' 5" x 9' 7") : Double glazed window to front.

Bedroom 2

3.99m x 2.88m (13' 1" x 9' 5") : Double glazed window to rear. Built in airing cupboard housing hot water cylinder.

Bedroom 3

3.49m x 1.89m (11' 5" x 6' 2") : Double glazed window to front.

Bathroom

White 3 piece suite comprising bath, wall mounted wash hand basin and low level WC. Tiled walls. Frosted double glazed window to rear.

Exterior

Frontage

Mainly laid to lawn, fenced to boundaries.

Rear Garden

Courtyard style approx 25' in depth incorporating garage. Border to side. Fenced to boundaries. Door to garage.

Garage/Workshop

Metal up and over door.

Important Notice

Harrisons Residential, 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 Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB

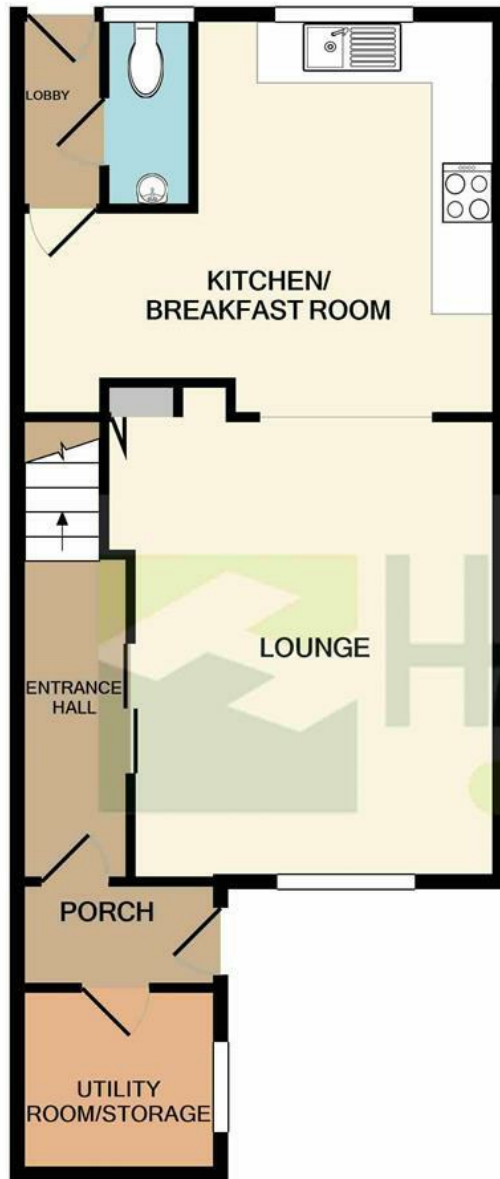
HARRISONS RESIDENTIAL recommend a panel of solicitors for which we may receive a referral fee of £150 plus VAT per transaction.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	86
(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	61	
(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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1ST FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)
TOTAL APPROX. FLOOR AREA 943 SQ.FT. (87.6 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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