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# 67 Columbine Road

, Rochester, ME2 2YB

## Guide Price £280,000

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ALL VIEWINGS SLOTS HAVE BEEN TAKEN - CONTACT US TO BE ADDED TO THE RESERVE LIST. GUIDE PRICE £280,000 - £290,000. MMS are delighted to offer for sale this great size family house in Strood with NO CHAIN. This home has a lovely feel and the large garden is amazing and would be the perfect place for summer garden parties and entertaining friends and family. Externally there is also a convenient outside WC complete with a wash hand basin, side access, brick-built storage cupboard , 2 greenhouses and a shed. Inside, the entrance hall is very spacious and gives access to the lounge and kitchen. The lounge is to the front and offers a large feature bay window, the fitted kitchen overlooks the lovely rear garden and gives access to the separate dining room with patio doors into the garden and flooding the room with light. Upstairs the family bathroom is separate to the WC and the landing offers access to the loft and an airing cupboard housing the hot water cylinder. The bedrooms are all of a good size, with the main front bedroom mirroring the feature bay window downstairs and providing fitted mirrored wardrobes. The home comes with plenty of storage, with cupboards in all of the upstairs bedrooms and a large under-stairs cupboard in the kitchen. Modernisation is required but this could be something that is carried out over time, room by room. There is hard-standing to the front with a dropped kerb providing parking. Contact us today to book your internal viewing.

## Entrance hall
Double glazed window to front. Door to front. Radiator. Carpet. Stairs to first floor. Door to kitchen and door to lounge.

## Lounge 14'3" x 12'3" (4.360m x 3.756m)
Double glazed bay window to front. Radiator. Carpet. Feature fire surround with electric fire.

## Kitchen 9'3" x 8'7" exluding door recess area (2.822m x 2.626m exluding door recess area)
Double glazed window to rear. Vinyl flooring. Wall and base units with worktops over, inset sink and drainer. Part tiled walls. Gas cooker to remain. Space for washing machine and slimline dishwasher. Wall mounted boiler. Under stairs store cupboard.

## Dining room 10'3" x 9'3" (3.136m x 2.835m)
Patio doors to rear garden. Radiator. Carpet,

## Stairs/landing
Loft access. Airing cupboard housing hot water cylinder. Carpet.

## Bedroom 1 13'4" x 9'11" (4.065m x 3.045m)
Double glazed bay window to front. Radiator. Carpet. Fitted double mirrored wardrobe.

## Bedroom 2 11'3" x 9'4" (3.433m x 2.851m)
Double glazed window to rear. Radiator. Carpet. Storage cupboard with hanging rail.

## Bedroom 3 8'11" x 7'9" (2.733m x 2.386m)
Double glazed window to front. Radiator. Carpet. Over stairs cupboard.

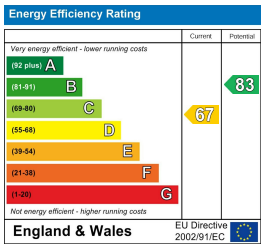
## Bathroom
Double glazed window to rear. Vinyl floor. Part tiled walls. Vanity wash hand basin and bath with shower attachment over.

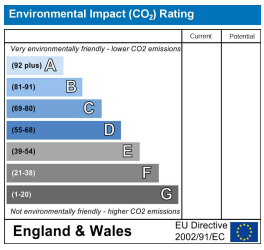
## Separate WC
Double glazed window to rear. Vinyl flooring. Wall mounted wash hand basin and enclosed WC. Part tiled walls.

## Rear Garden
Large flat rear garden, offering patio and lawn areas. Convenient outside WC. Brick built storage shed. Two greenhouses and wooden shed. Side access. Fenced surrounds. Two outside sockets.

## Area Map

## Energy Efficiency Graph

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