



## 99 Rochester Avenue

Rochester, ME1 2DR

Greenleaf Property Services are pleased to offer for sale this immaculately presented house, conveniently situated within walking distance of Rochester Town Centre. This spacious bay-fronted three bedroom home has been updated to a high standard and must be viewed to fully appreciate what this house has to offer.

The accommodation comprises of entrance hall, lounge, separate dining room, fitted kitchen and bathroom W/C. To the first floor there are three bedrooms with the third being off the second. The property further benefits from a good size rear garden, double glazing, gas central heating and no forward chain!

Nearby historic Rochester High Street offers a range of restaurants, bars and boutiques, Norman castle and famous cathedral, with beautiful riverside views and walks. Rochester train station is in walking distance and provides a 35 minute fast service to London St Pancras, whilst all A2, M2 & M20 road links are nearby. Highly regarded local schools are within walking distance and the property is ready to move into and enjoy.

EPC Grade D. Council Band B. Freehold.

**Offers In The Region Of £285,000**

# 99 Rochester Avenue

Rochester, ME1 2DR



- NO CHAIN!
- MODERN FITTED KITCHEN AND BATHROOM W/C
- CLOSE PROXIMITY TO HIGH STREET & MAINLINE STATION
- COUNCIL TAX BAND B
- THREE BEDROOMS (THIRD OFF THE SECOND)
- IMMACULATELY PRESENTED
- READY TO MOVE IN AND ENJOY
- TWO RECEPTION ROOMS
- IDEAL FIRST PURCHASE
- EPC GRADE D

## Entrance Hall

14'0" x 2'6" (4.29 x 0.77)

## Lounge

13'3 x 9'4 (4.04m x 2.84m)

## Dining Room

12'1 x 11'1 (3.68m x 3.38m)

## Kitchen

7'11 x 6'11 (2.41m x 2.11m)

## Bathroom W/C

6'11 x 6'5 (2.11m x 1.96m)

## First Floor Landing

## Bedroom

12'1 x 11'1 (3.68m x 3.38m)

## Bedroom

12'1 x 11'1 (3.68m x 3.38m)

## Bedroom

10'4 x 6'11 (3.15m x 2.11m)

## Rear Garden

Enclosed, mainly laid to lawn with patio area.

## Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been

taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

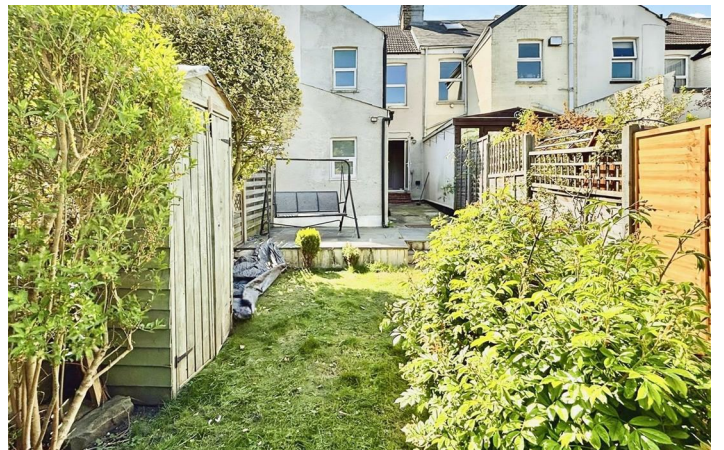
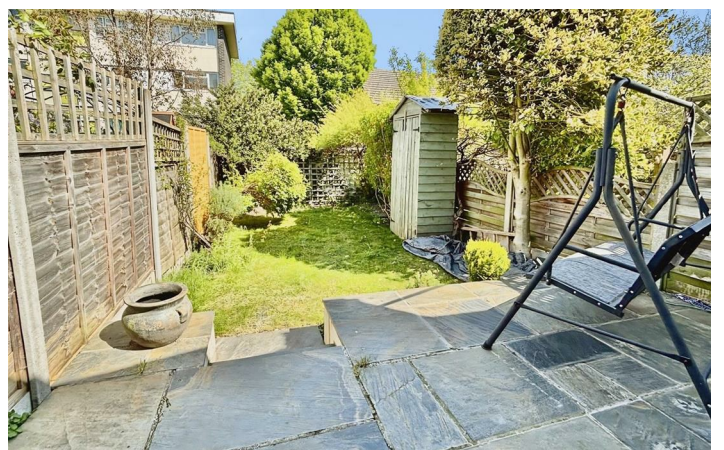
## Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.



## Directions

Tel: 01634730672





GROUND FLOOR  
457 sq ft (42.4 sq m) approx.



1ST FLOOR  
288 sq ft (26.6 sq m) approx.



TOTAL FLOOR AREA: 844 sq ft (78.4 sq m) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurement 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 not be used as such by any prospective purchaser. The services, systems and appliances shown here are not shown and no guarantee as to their operability or efficiency can be given.  
Made with MyPlan 11/2020

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	89		A
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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