



## Ingle Nook, 9 Acre Close

Rochester, ME1 2RE

GREENLEAF PROPERTY SERVICES are delighted to introduce this rarely available two bedroom semi-detached bungalow to the market, in a sought-after residential close in Rochester ME1. Available for the first time since the 1960s and owned by the same family since new, this enviably located property is in need of some updating and modernisation throughout, however, the opportunity is there for the new owners to create a beautiful family home to their own specification. Boasting two double bedrooms, a lounge, good size shower room and kitchen with potential to create a utility room or garden room, further benefits include a gated driveway to private block-paved off road parking for two cars, a flat plot, two private lawn garden areas and patio, brick-built shed, and a quiet location within walking distance of all amenities. We recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly comprises of: Compact entrance porch into the "L- shaped" hallway, giving access to bedroom two, the lounge, shower room, bedroom one, kitchen, garden room/utility, and door out to patio and garden.

Ideally located near bus stops, a pharmacy, local amenities and leisure facilities, all A2/M2/M20 road links are nearby, as are Rochester and Chatham train stations with fast services to London. Nearby schools are within walking distance, whilst the historic Rochester High Street offers a range of boutiques, restaurants, cafes and bars, as well as the famous cathedral, Norman castle, beautiful river walks, and the bi-annual Dickens festivals.

**Price Guide £300,000**

# Ingle Nook, 9 Acre Close

Rochester, ME1 2RE



- SEMI-DETACHED BUNGALOW IN SOUGHT-AFTER ROCHESTER LOCATION
- SHOWER ROOM
- CLOSE TO LOCAL AMENITIES, PHARMACY, SHOPS AND BUS STOPS
- EPC GRADE D / COUNCIL TAX BAND C / FREEHOLD
- TWO DOUBLE BEDROOMS
- FLAT PLOT WITH PRIVATE GARDENS AND GATED OFF ROAD PARKING
- CLOSE TO ALL A2/M2/M20 ROAD LINKS AND STATIONS TO LONDON
- IN NEED OF UPDATE AND MODERNISATION THROUGHOUT
- POTENTIAL FOR UTILITY/GARDEN ROOM
- CLOSE TO SCHOOLS AND HISTORIC ROCHESTER HIGH STREET

## Entrance Porch

2'11" x 2'9" (0.90m x 0.85m)

Compact entrance porch to side of property, with quarry tiled floor, light and front door into main hallway.

## Hallway

15'3" x 4'1" (4.65m x 1.25m)

L-shaped hallway giving access to all rooms, currently with dated neutral carpet and decor, loft access also.

## Bedroom Two

9'10" x 8'6" (3.0m x 2.6m)

Double bedroom with double-glazed window to front of property.

## Lounge

14'9" x 10'4" (4.5m x 3.15m)

Good size lounge with large DG window to front of property offering lots of natural light, gas fireplace (untested), pleasant outlook across Close.

## Shower Room

6'4" x 5'4" (1.95m x 1.65m)

With white suite consisting of raised walk-in shower with perspex wall-coverings, basin and WC, vertical chrome radiator, partial white wall tiles and neutral decor, frosted window to side.

## Kitchen

12'5" x 9'0" (3.8m x 2.75m)

Good size kitchen with good range of

built-in wooden wall and floor

cupboards with neutral vinyl worktops, built-in cupboard currently housing water tank, DG windows to side and rear of room, space for washing machine, fridge-freezer and cooker, door into utility/garden room from here.

## Garden Room/Utility Room

9'4" x 4'3" (2.85m x 1.3m)

Useful room to rear of property accessed via the kitchen, potential to create a dedicated utility room or garden room, subject to the new owners wishes.

## Bedroom One

11'11" x 9'10" (3.65m x 3.0m)

Good size double bedroom with DG window to rear of room.

## Gardens

Spacious but manageable lawn garden to both the side and rear of the property, patio area to rear with raised flower beds, good size brick-built storage shed, quiet and peaceful garden, all fully fenced and private.

## Off Road Parking

A gated driveway leads to the block paved off road parking area for two cars directly in front of the property, a pathway leads round to the entrance porch to the side, and continues round to the rear of the property.

## Agents Note 1

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.

## Agents Note 2

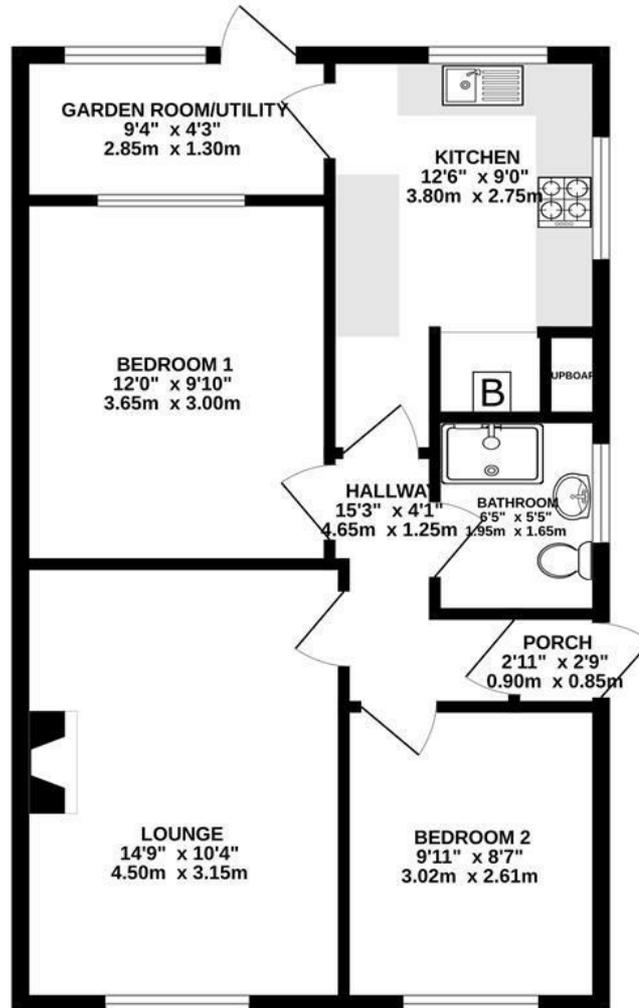
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Tel: 01634730672



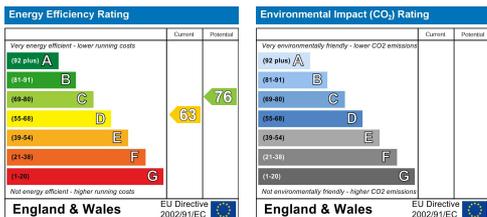


GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 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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