



## 34 St. James Road

Rochester, ME3 0BU

Offered with NO ONGOING CHAIN!

Greenleaf Property Services are please to offer for sale this spacious three bedroom semi-detached property in the rural village location of Grain, Rochester. Whilst in need of modernisation and refurbishment throughout, this family home with potential boasts a separate lounge and dining room, a utility room and conservatory, garage to side with further potential, and offers the opportunity to to create an ideal family home to your own specifications.

The layout briefly consists of: Entrance porch, entrance hall, lounge, separate dining room, conservatory, kitchen, garden room and utility room. To the first floor there are three bedrooms and family bathroom W/C. Further benefits include a garage to side and off road parking.

Situated on the outskirts of Rochester, the village of Grain boasts a range of amenities, including local convenience stores, school, pubs, and a post office—all within close proximity. There is a nearby beach, perfect for leisurely walks and family outings, and a lovely park area a short walk from the house itself.

For those commuting into London, a reliable coach service operates nearby, offering convenient collection points, whilst Strood and Rochester stations offer a 35 minute fast train service into London, and are approx a 20 minute drive away. Strood and Rochester towns also offer a further extensive range of shopping, restaurants and leisure facilities, with A2/M2/M20 road links to London and coast nearby.

EPC Grade Awaited. Council Tax band B.

**Price Guide £245,000**

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- NO CHAIN!
- FIRST FLOOR BATHROOM W/C
- VILLAGE LOCATION
- EPC GRADE AWAITED
- IN NEED OF UPDATING
- TWO RECEPTION ROOMS
- GARAGE AND OFF ROAD PARKING
- THREE BEDROOMS
- CONSERVATORY
- COUNCIL TAX BAND B

## Entrance Hall

10'2" x 6'5" (3.1 x 1.98)

## Lounge

14'7" x 10'2" (4.45 x 3.11)

## Dining Room

12'0" x 9'3" (3.67 x 2.84)

## Kitchen

10'10" x 8'11" (3.32 x 2.74)

## Conservatory

16'8" x 9'7" (5.09 x 2.93)

## Garden Room

9'7" x 6'6" (2.93 x 1.99)

## Utility Room

12'3" x 5'7" (3.74 x 1.72)

## First Floor Landing

## Bedroom

14'7" x 9'2" (4.46 x 2.8)

## Bedroom

11'4" x 10'2" (3.46 x 3.1)

## Bedroom

## Bathroom W/C

6'4" x 5'5" (1.94 x 1.67)

## Rear Garden

Good Size.

## Garage

19'5" x 9'4" (5.93 x 2.87)

## Off Road Parking

To Front.

## 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

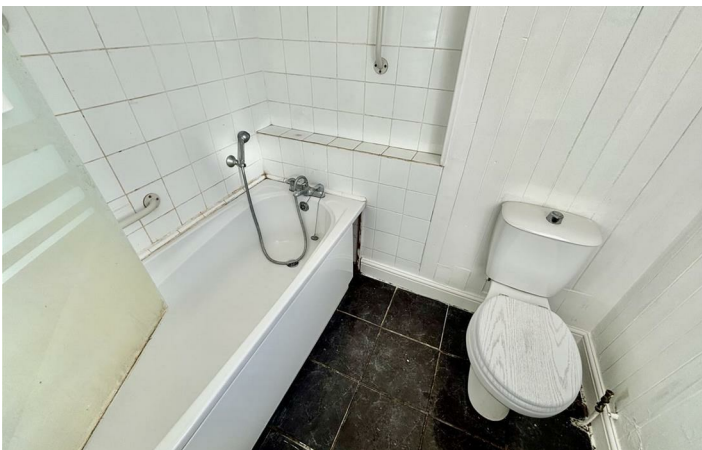
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## Directions

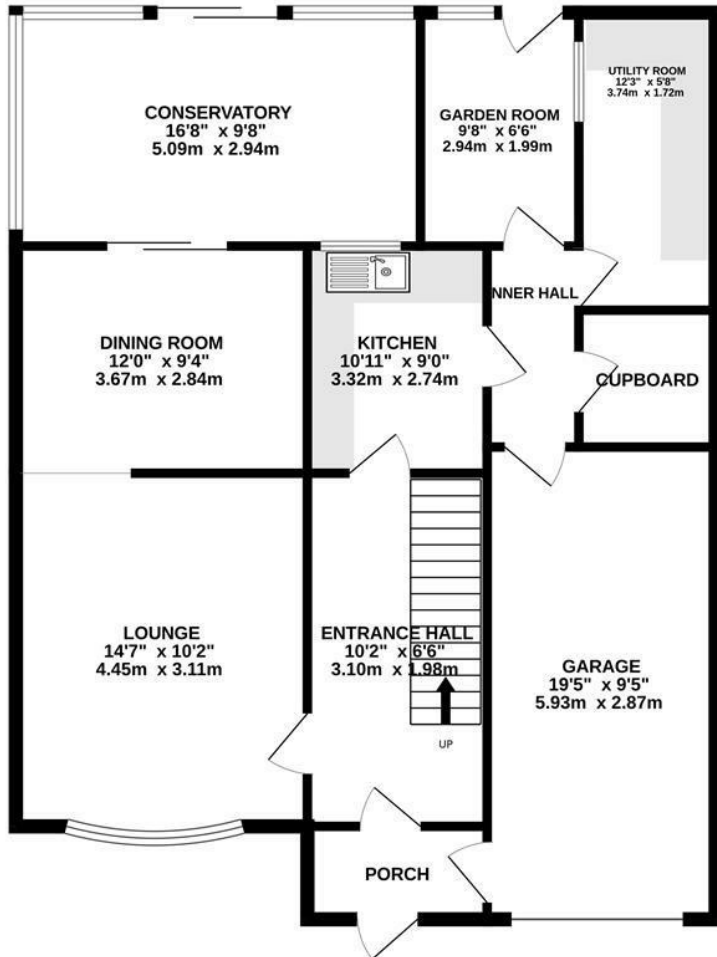
Tel: 01634730672



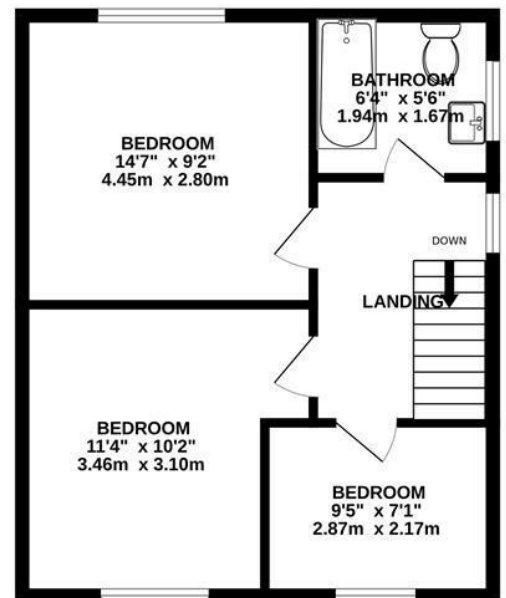




GROUND FLOOR  
1034 sq.ft. (96.1 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1499 sq.ft. (139.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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