



31 Cecil Avenue

Rochester, ME2 3EA

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented mid-terraced house to the market, in ever-popular Strood, Rochester. Boasting three good size separate bedrooms, a modern kitchen and bathroom, separate lounge and dining room, and a low maintenance private rear garden, this recently refurbished bay-fronted family home is simply ready to move into and enjoy. Further benefits include plenty of storage throughout, many original character features, and a cul-de-sac location a short walk to town.

The layout briefly comprises of: Entrance into lounge with cloakroom storage to rear, through to the dining room with doorway access to stairs up to first floor, and through to kitchen, rear lobby, and bathroom; The upstairs landing gives access to three good size bedrooms comprising of two doubles and one single.

Located close to highly regarded local schools for all age groups, Strood station with 35 minute fast trains to London is a brisk walk away, as is the town centre providing a wealth of shopping, dining and leisure facilities. All A2/M2/M20 road links are a short drive away, whilst the nearby Dickensian Rochester High Street offers a further variety of restaurants, bars, boutiques and clubs, as well as the ever popular castle, cathedral and highly sought-after schools. Interest is sure to be strong in this ready-to-move-into family home, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £265,000

31 Cecil Avenue

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- MID-TERRACE BAY-FRONTED HOUSE
- THREE SEPARATE BEDROOMS
- WALK TO STATION WITH 35 MINUTE FAST TRAINS TO LONDON
- EPC GRADE D / COUNCIL TAX BAND B / FREEHOLD
- CUL DE SAC LOCATION
- MODERN KITCHEN AND FAMILY BATHROOM
- CLOSE TO SOUGHT-AFTER LOCAL SCHOOLS AND ALL A2/M2/M20 ROAD LINKS
- BEAUTIFULLY PRESENTED THROUGHOUT WITH MANY ORIGINAL CHARACTER FEATURES
- LOW MAINTENANCE PRIVATE REAR GARDEN
- WALK TO HIGH STREET, RESTAURANTS, SHOPPING AND LEISURE AMENITIES

Lounge

12'7" x 12'7" (into bay) (3.85m x 3.85m (into bay))

Spacious and light room with grey "wood-effect" laminate flooring and white walls continuing throughout the ground floor, original feature fireplace and surround with useful storage cupboard to side, bay window to front, original archway leading to large cloakroom/storage area and through to dining room.

Dining Room

12'7" x 10'5" (3.85m x 3.2m)

Another good size room with window to rear, doorway to stairs up to first floor, original feature fireplace and surround, doorway into kitchen from here.

Kitchen

9'0" x 7'0" (2.75m x 2.15m)

Stylish modern kitchen with good range of white wall and floor cupboards, grey metro-tile splashbacks, contrasting dark vinyl worktops with integrated electric hob and oven, space for washing and fridge-freezer, window to side, open doorway into rear lobby.

Rear Lobby

7'0" x 2'7" (2.15m x 0.8m)

Useful extra space with storage cupboard and boiler, door out to garden doorway into bathroom.

Bathroom

6'4" x 5'2" (1.95m x 1.6m)

With white suite consisting of bath with shower over, basin and WC, window to rear, attractive grey and white porcelain wall tiles, grey laminate flooring continued, and white wall radiator.

Landing/Inner Hallway

11'3" x 2'9" (3.45m x 0.85m)

Spacious landing with new grey carpet and white walls, giving access to three bedrooms consisting of two doubles and one single.

Bedroom One

12'7" x 10'5" (3.85m x 3.2m)

Great size double bedroom with built-in cupboard, two windows to front of house, grey carpet and white walls.

Bedroom Two

10'5" x 9'6" (3.2m x 2.9m)

Double bedroom with window to rear, neutral grey carpet and white walls.

Bedroom Three

9'0" x 7'0" (2.75m x 2.15m)

Single bedroom with window to rear of property.

Garden

Low maintenance paved rear garden with further hard-standing area to side/rear of house, raised planters, established plants and shrubs, lovely private space.

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

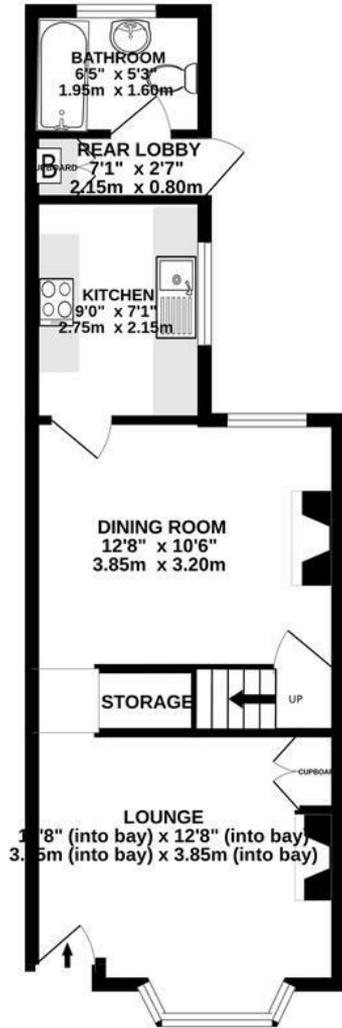
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Tel: 01634730672

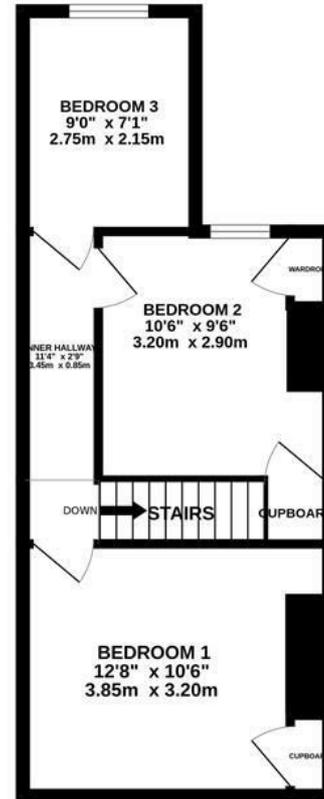




GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	87	EU Directive 2002/91/EC	
England & Wales	67	England & Wales	

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