



14 Collis Street

Rochester, ME2 3BE

GREENLEAF PROPERTY SERVICES are delighted to introduce this vacant mid-terrace Victorian house to the market, available with NO ONWARD CHAIN, and ready to move into and enjoy. Boasting three separate bedrooms, a separate lounge and dining room, new kitchen, bathroom, carpets and redecoration throughout, further benefits include a good size rear garden with potential, and a quiet cul de sac location just a short walk to town and all amenities.

The layout briefly comprises of: Lounge through to the stairs up to the first floor, dining room leading to kitchen, rear lobby, doors into bathroom, and out to garden; The first floor landing gives access to three separate bedrooms.

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, and highly regarded schools. 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

14 Collis Street

Rochester, ME2 3BE



- MID-TERRACE VICTORIAN HOUSE
- NO ONWARD CHAIN-VACANT AND AVAILABLE FOR IMMEDIATE OCCUPATION
- SPACIOUS SOUTH-FACING GARDEN WITH POTENTIAL
- EPC GRADE D / COUNCIL TAX BAND B / FREEHOLD
- THREE SEPARATE BEDROOMS
- NEW KITCHEN AND BATHROOM
- WALK TO STATION WITH 35 MINUTE FAST TRAINS TO LONDON
- SEPARATE LOUNGE AND DINING ROOM
- NEW CARPETS AND REDECORATION THROUGHOUT
- WALK TO TOWN AND ALL LOCAL AMENITIES, SCHOOLS AND ROAD LINKS

Lounge

11'7" x 10'0" (3.55m x 3.05m)

With white walls and neutral new carpet throughout the property, window to front, downlighters, stairs up to first floor and open doorway into dining room.

Dining Room

9'10", 180'5" x 10'0" (3,55m x 3.05m)

With downlighters and central light, window to rear, electric fireplace and surround (untested), door to under-stairs cupboard, open doorway to kitchen.

Kitchen

9'2" x 7'0" (2.8m x 2.15m)

Recently new kitchen with good range of modern gloss cupboards to wall and floor, contrasting neutral worktops with grey splashback tiles and white walls, neutral floor tiles, downlighters, window to side, integrated gas hob and basin, open doorway to rear lobby.

Rear Lobby

7'4" x 2'7" (2.25m x 0.8m)

Space for fridge/freezer or washing machine, doors into bathroom and out to garden.

Bathroom

8'2" x 6'10" (2.5m x 2.1m)

With recently new white suite consisting of bath, basin and WC, large neutral wall and floor tiles,

window to rear, downlighters, vertical chrome radiator, cupboard housing boiler.

Landing

11'7" x 2'9" (3.55m x 0.85m)

L shaped landing giving separate access to three bedrooms consisting of one double and two single bedrooms, and cupboard with loft access.

Bedroom One

11'7" x 10'0" (3.55m x 3.05m)

Double bedroom with window to front of house, neutral carpet and white walls continued.

Bedroom Two

8'6" x 6'10" (2.6m x 2.1m)

Single bedroom with window to rear.

Bedroom Three

9'2" x 7'0" (2.8m x 2.15m)

Single bedroom with window to rear, and feature wall light.

Garden

With hard standing area leading to good size fully fenced garden, a blank canvas to create and grow as you wish.

Agents Note 1

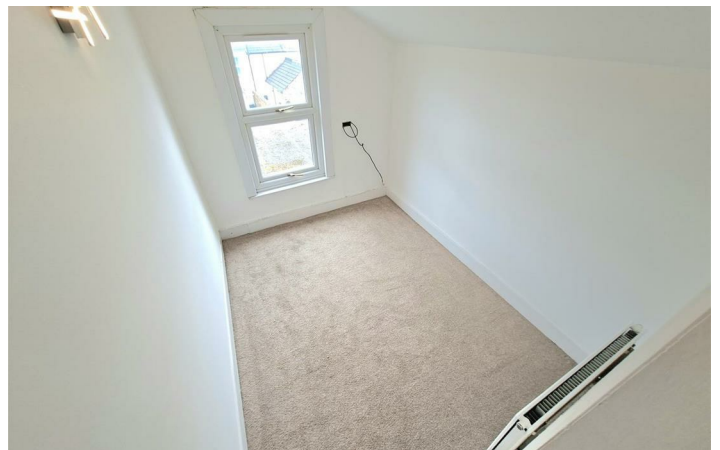
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Agents Note 2

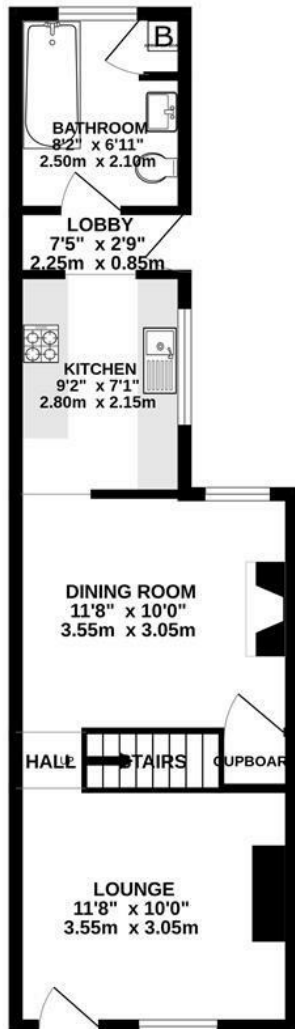
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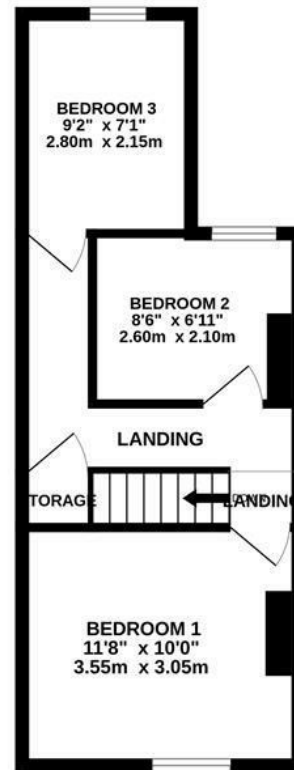




GROUND FLOOR
391 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 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		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			
Not energy efficient - higher running costs	(1-20) G		
		57	83
England & Wales	EU Directive 2002/91/EC		

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

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