



258 Maidstone Road , ME1 3LP

GREENLEAF PROPERTY SERVICES are delighted to introduce this well-presented terrace house to the market, on the sought-after Maidstone Road, Rochester ME1. Boasting three good size bedrooms, an upstairs bathroom, a spacious kitchen/dining room and lounge, this lovely family home further benefits from a good size garden with brick built garage to rear, and a front garden with strong potential to adapt to off-road parking as others have done in the road, subject to usual permissions and the new owners wishes.

The layout briefly consists of: Entrance porch, entrance hall, lounge and kitchen/dining room; The upstairs landing gives access the three bedrooms and the well-appointed bathroom W/C.

Located within walking distance of Rochester's sought-after grammar schools, further schools for all age groups are a short distance away. All A2/M2/M20 road links and bus stops are nearby, as is the historic High Street with its range of cafes, restaurants, bars, boutiques, and famous cathedral and Norman castle. Rochester and Chatham stations offer a fast service into London St Pancras, whilst all local shops and amenities are within walking distance also.

EPC Grade D. Council Tax Band C.

Offers In The Region Of £300,000

258 Maidstone Road

, ME1 3LP



- NO CHAIN!
- KITCHEN/DINING ROOM
- GAS CENTRAL HEATING
- EPC GRADE D
- SOUGHT AFTER LOCATION
- FIRST FLOOR BATHROOM W/C
- A MUST TO VIEW
- THREE BEDROOMS
- GARAGE TO REAR
- COUNCIL TAX BAND C

Entrance Porch

5'6" x 2'8" (1.69 x 0.83)

Entrance Hall

13'9" x 5'10" (4.2 x 1.8)

Lounge

13'5" x 11'2" (4.1 x 3.41)

Kitchen/Dining Room

17'1" x 13'3" (5.21 x 4.06)

First Floor Landing

Entrance to loft.

Bedroom

13'1" x 10'5" (4 x 3.18)

Bedroom

12'5" x 10'5" (3.8 x 3.2)

Bedroom

7'4" x 6'5" (2.26 x 1.97)

Bathroom W/C

7'7" x 6'5" (2.32 x 1.96)

Rear Garden

A good size, access to garage.

Garage

Brick built with storage 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.



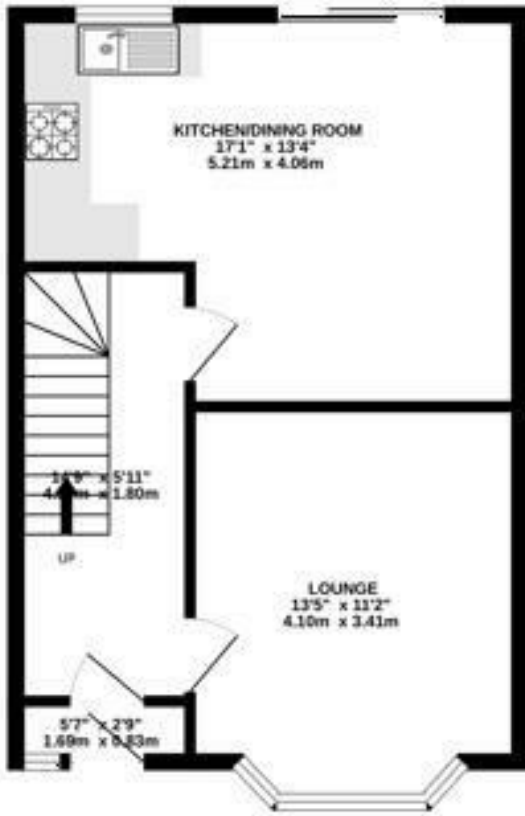
Directions

Tel: 01634730672

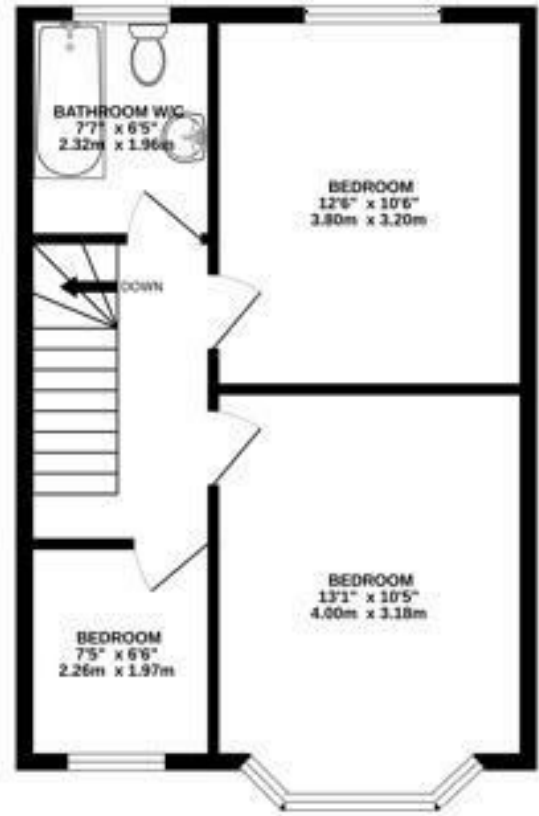




GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 886 sq.ft. (82.3 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 is as to their operability or efficiency (see text).
Made with Metropix 1002S.

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			
EU Directive 2002/91/EC		86	66
England & Wales			

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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