



## Casa Loma, Higham Road

Rochester, ME3 8BG

Available with NO ONWARD CHAIN!

Greenleaf Properties Services are pleased to offer this semi-detached bungalow to the market, situated on the sought after Higham Road, Wainscott. This spacious property, whilst in need of updating throughout, boasts a lovely size rear garden, a conservatory, off road parking, double glazing, gas central heating, and potential to create a lovely family home to your own specification.

The accommodation comprises of: entrance hall, lounge area open-plan but separate to the dining area, kitchen, conservatory, two bedrooms and bathroom W/C.

Located close to highly regarded local schools for all age groups including the newly opened Maritime Academy, all A2/M2/M20 road links are a short drive away. Strood and the historic Rochester town centres both offer a wide range of shopping facilities, restaurants, cafes and bars, whilst the comprehensive Dockside outlet is a short drive away. Strood station provides fast, direct and frequent trains to London St Pancras and the Kent coast. The location is well-served by nearby bus routes making it highly accessible.

Opportunities such as this are few and far between, we therefore recommend viewing at your earliest convenience to avoid disappointment. EPC Grade Awaited. Council Tax Band C. Freehold

Offers In The Region Of £320,000

# Casa Loma, Higham Road

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- POPULAR RESIDENTIAL LOCATION
- IN NEED OF UPDATING AND MODERNISATION
- CONSERVATORY
- COUNCIL TAX BAND C / FREEHOLD
- OFF ROAD PARKING
- TWO BEDROOMS
- GOOD SIZE REAR GARDEN
- SEMI-DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- EPC AWAITED

## Entrance Hall

11'8" x 3'2" (3.58 x 0.97)

## Lounge Area

13'3" x 12'9" (4.04 x 3.9)

## Dining Room

11'0" x 9'3" (3.36 x 2.83)

## Kitchen

9'8" x 6'7" (2.95 x 2.01)

## Conservatory

14'3" x 8'6" (4.35 x 2.61)

## Bedroom

10'5" x 9'11" (3.2 x 3.04)

## Bedroom

8'3" x 7'6" (2.54 x 2.31)

## Bathroom W/C

7'8" x 5'1" (2.34 x 1.57)

## Off Road Parking

To Front

## Rear Garden

A good size with patio and various flowers and shrubs.

## 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.

## 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.



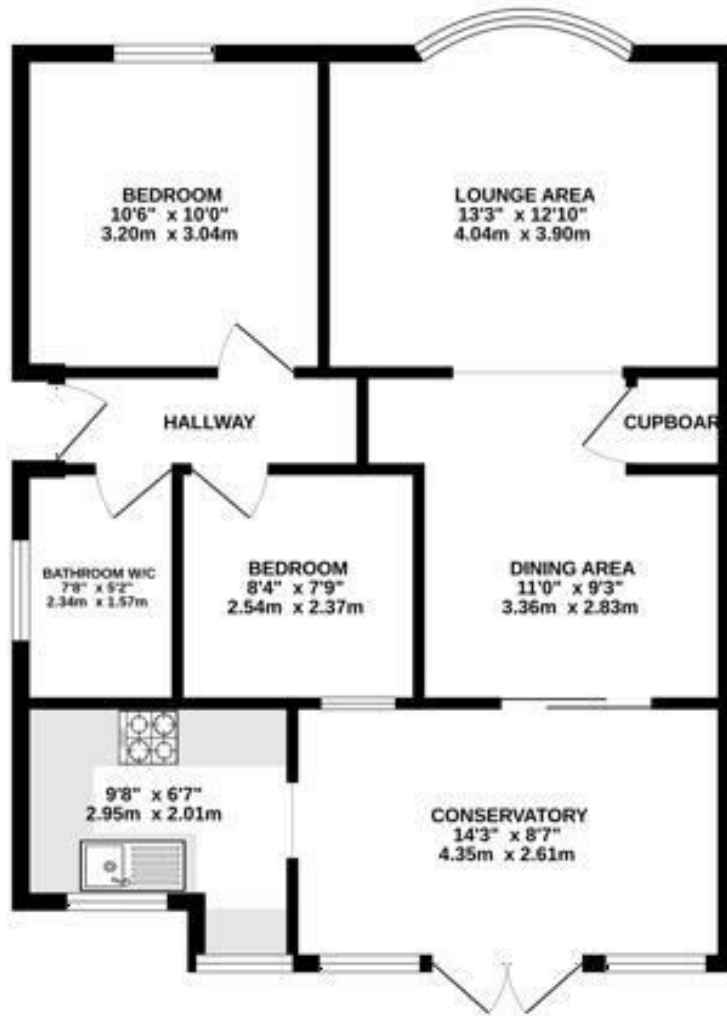
## Directions

Tel: 01634730672





GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA: 684 sq ft (63.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, stairs 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 for any prospective purchase. The services, systems and appliances shown here may not be installed and no guarantee as to their operation or efficiency can be given.  
Made with SketchUp 13.0.29

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.