



47 Rochester Avenue

Rochester, ME1 2DP

GREENLEAF PROPERTY SERVICES are delighted to introduce this bay-fronted mid-terrace Victorian house to the market, available with NO ONWARD CHAIN, in a sought-after residential location just a short walk to Rochester and all amenities. Boasting two double bedrooms both with separate access to the upstairs bathroom, a separate lounge and dining room, utility room to rear of the kitchen, and a basement room with potential, this property further benefits from the fantastic added bonus of an off-road parking space behind the rear garden, a rarity in this location! Whilst the property is vacant and available for immediate occupation, the opportunity is there to update and modernise to the new owners specification, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly comprises of: Entrance porch into lounge with stairs up to first floor, through to dining room with stairs down to basement, through to kitchen, utility room and out to the garden with bonus parking space; The upstairs landing gives access to two double bedrooms, both with separate access to the bathroom via a spacious inner landing.

Located within a walk of highly regarded schools for all age groups and the historic High Street with its range of restaurants, cafes, bars, boutiques, famous cathedral and castle, the nearby station provides a 40 minute fast-train service into London St Pancras. All A2/M2/M20 road links are a short drive away, as are further leisure and shopping amenities. Interest is sure to be strong in this first-time buyer's family home with potential, we look forward to hearing from you soon to book your viewing.

Price Guide £250,000

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Rochester, ME1 2DP



- MID-TERRACE BAY-FRONTED HOUSE WITH OFF ROAD PARKING
- SEPARATE LOUNGE AND DINING ROOM
- WALK TO STATION WITH 35 MINUTE FAST TRAINS TO LONDON
- EPC GRADE C / COUNCIL TAX BAND B / FREEHOLD
- UTILITY ROOM / UPSTAIRS BATHROOM / BASEMENT WITH POTENTIAL
- ESTABLISHED GARDEN
- WALK TO HISTORIC HIGH STREET AND ALL LEISURE AMENITIES
- TWO DOUBLE BEDROOMS
- IN NEED OF SOME UPDATING BUT BURSTING WITH POTENTIAL
- CLOSE TO SCHOOLS AND ALL A2/M2/M25 ROAD LINKS

Entrance Porch

3'3" x 2'11" (1.0m x 0.9m)

Compact entrance porch with neutral carpet and decor into main house.

Lounge

13'1" (into bay) x 13'1" (4.0m (into bay) x 4.0m)

Spacious room with double-glazed bay window to front, covered fireplace with surround, exposed floorboards and neutral decor, dado rail and coving, open-plan to stairs up to first floor, and doorway through to dining room.

Dining Room

13'1" x 11'1" (4.0m x 3.4m)

With exposed floorboards continued, neutral decor with built-in shelving, window to rear, doors to basement and kitchen.

Kitchen

9'10" x 7'6" (3.0m x 2.3m)

With good range of wooden wall and floor cupboards with matching worktops, window to side, gas hob and oven, neutral splashback tiles and decor, vinyl flooring, open doorway into utility room.

Utility Room

7'6" x 7'6" (2.3m x 2.3m)

With further range of work tops with white goods to stay (washing and fridge-freezer), boiler located here, windows to side and rear, vinyl flooring continued with white walls, door to garden from here.

Basement

13'7" x 12'11" (4.15m x 3.95m)

Basement with plastered ceiling, covered window to rear, potential to utilise this room for a variety of uses- office, gym, storage?

Landing

2'11" x 2'11" (0.9m x 0.9m)

Compact landing giving access to bedrooms one and two.

Bedroom One

13'1" x 10'11" (4.0m x 3.35m)

Good size double bedroom with neutral carpet and decor, two windows to front of house, door to inner hallway leading to bathroom.

Bedroom Two

11'1" x 10'0" (3.4m x 3.05)

Double bedroom with window to rear, neutral carpet and decor, doorway to inner landing giving access to bathroom.

Inner Landing

15'3" x 2'9" (4.65m x 0.85m)

Good size inner landing giving separate access to the bathroom from both bedrooms.

Bathroom

10'0" x 7'4" (3.05m x 2.25m)

Good size room with white suite consisting of bath, WC and basin, window to rear with fitted blinds, white wall tiles, radiator, and large built-in cupboard.

Garden

With hard-standing area to side with storage shed, leading to lawn garden

with established plants and shrubs, a pathway to side leads to the fantastic and rarely available gated off road parking space! This area is block-paved and all fully fenced.

Off Road Parking

Double gates lead to the block-paved off road parking space to the rear of the garden, with the opportunity to park directly to the rear of these gates also. A rare and fantastic bonus in this popular residential location, a walk to Rochester.

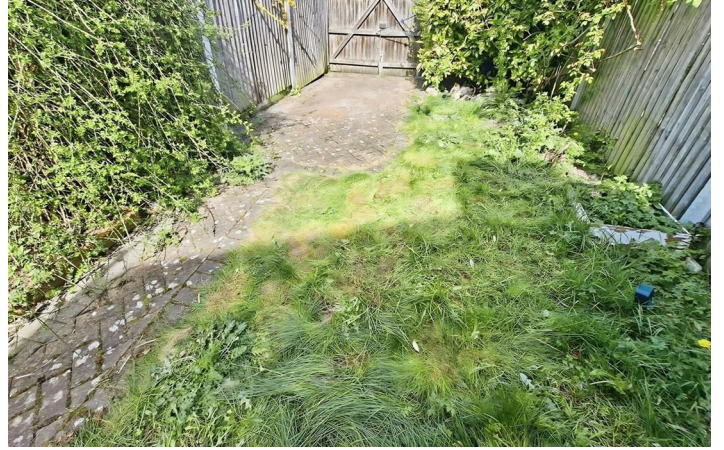
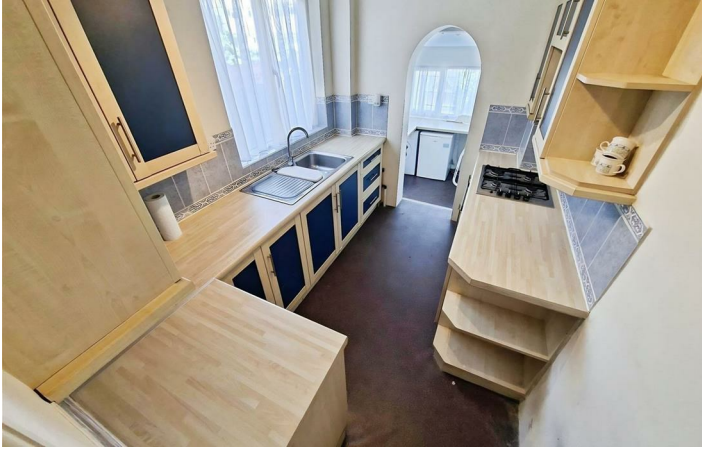
Agents Note 1

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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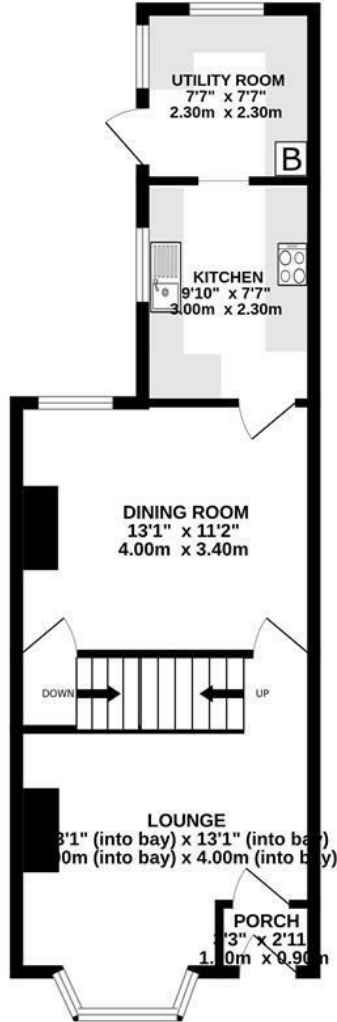




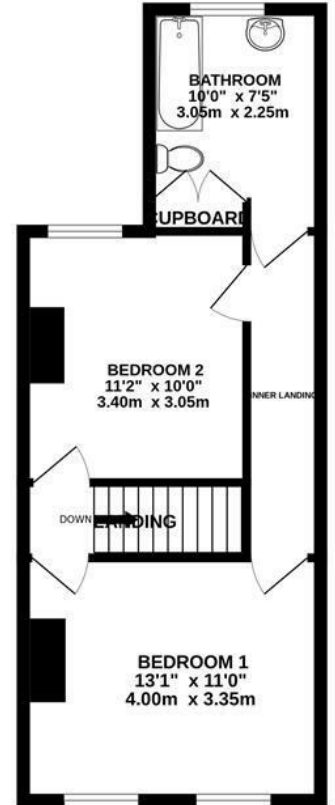
BASEMENT
172 sq.ft. (15.9 sq.m.) approx.



GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 1034 sq.ft. (96.1 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		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(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	
69	80		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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