



236 St. Williams Way

Rochester, ME1 2PF

GREENLEAF PROPERTY SERVICES are delighted to introduce this well presented three bedroom semi-detached house to the market, in a sought-after residential location within Rochester, ME1. This bay-fronted family home boasts a good size rear garden, off road parking, a study/office, downstairs WC, good size rooms throughout and is available with NO ONWARD CHAIN!

The layout briefly consists of: Entrance hall, lounge, fitted kitchen/dining room, study/office room and cloakroom W/C. To the first floor there are three good size bedrooms and family bathroom W/C.

Located within walking distance of highly regarded schools and a short drive to all A2/M2/M20 road links, nearby historic Rochester offers a fine selection of restaurants, bars, boutiques, the famous cathedral and Norman castle, and beautiful riverside walks, whilst the bi-annual Dickens Festivals provide a great weekend for all ages. Also close by are Rochester and Chatham stations, offering a fast service into London St Pancras, whilst all local/shopping amenities are a short walk/drive away.

Whether you're a first-time buyer or looking to downsize, this immaculate property needs to be viewed to see the potential on offer, we recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade Awaited. Council Tax Band C.

Offers In The Region Of £325,000

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- NO CHAIN!
- FIRST FLOOR BATHROOM W/C / DOWNSTAIRS CLOAKROOM W/C
- KITCHEN/DINING ROOM
- COUNCIL TAX BAND / FREEHOLD
- SOUGHT-AFTER LOCATION
- OFF ROAD PARKING
- STUDY/OFFICE
- THREE BEDROOMS
- GOOD SIZE REAR GARDEN
- EPC AWAITED

Entrance Hall

13'1" x 6'10" (3.99 x 2.1)

Lounge

14'11" x 12'3" (4.57 x 3.74)

Kitchen/Dining Room

19'3" x 9'4" (5.89 x 2.85)

Office/Play Room

8'5" x 7'10" (2.59 x 2.4)

Cloakroom W/C

4'6" x 2'9" (1.39 x 0.85)

First Floor Landing

Entrance to loft.

Bedroom

13'6" x 10'0" (4.12 x 3.07)

Bedroom

12'6" x 9'3" (3.82 x 2.83)

Bedroom

8'10" x 7'9" (2.71 x 2.38)

Bathroom W/C

6'4" x 5'6" (1.95 x 1.69)

Rear Garden

A good size with side access.

Off Road Parking

To front.

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 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 only, and are not precise. 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.

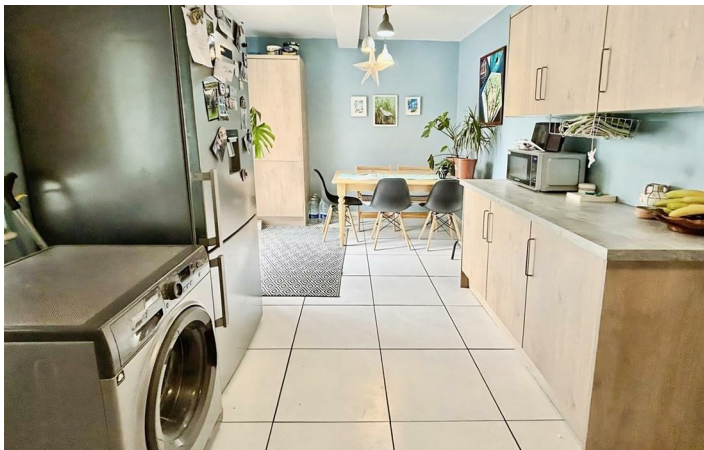
Agents Note

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

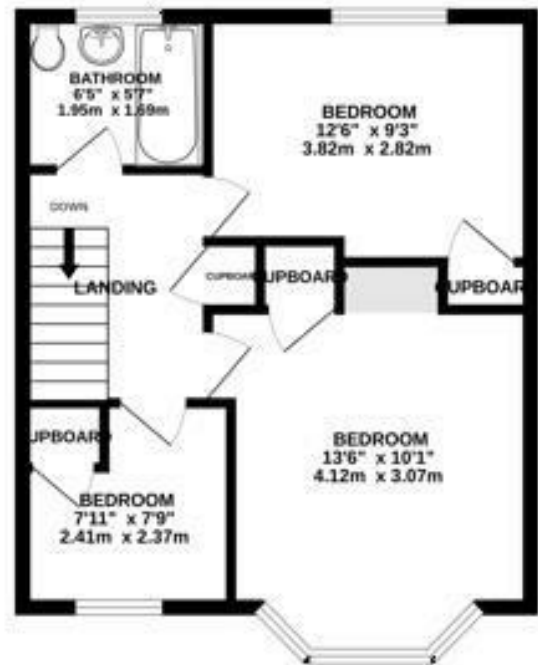
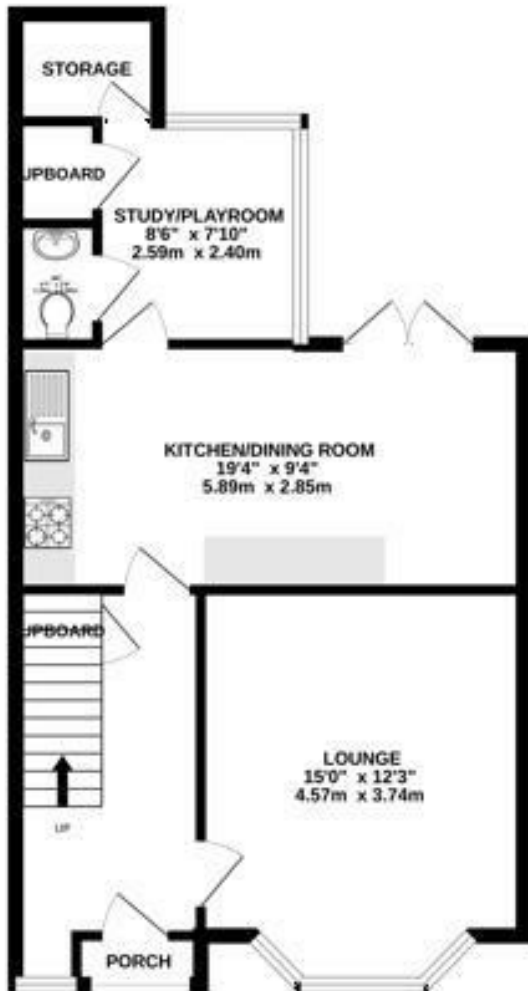
Tel: 01634730672





GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.

1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1021 sq.ft. (94.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the Reception 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			
(1-20) G			
Not energy efficient - higher running costs			
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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