



## 25 Gordon Terrace Rochester, ME1 1SB

Greenleaf are delighted to offer this beautifully presented, two bedroom extended period house to let in a highly sought-after area of Rochester. A pleasant short walk straight into the High Street and to the train station. Offering on the ground floor, an impressive open-plan lounge/diner, kitchen/breakfast room, basement which can be utilised as a playroom/office/games room. Easy to maintain rear garden accessed via bifold doors from the breakfast room or the lounge/diner. To the first floor are two double bedrooms and a fantastic bathroom which includes both a bath and separate shower cubicle. Easy on street parking.

Located a short walk to highly regarded schools, the station with 35 minute fast trains to London St Pancras, and the High Street offering a wealth of cafes, bars, restaurants and boutiques, the famous cathedral, Norman castle and beautiful river walks. All A2/M2/M20 road links to London and coast are a short drive away.

**£1,750 Per Month**

# 25 Gordon Terrace

## Rochester, ME1 1SB



- BEAUTIFULLY PRESENTED EXTENDED PERIOD PROPERTY IN SOUGHT-AFTER LOCATION
- TWO DOUBLE BEDROOMS
- CLOSE TO HIGHLY REGARDED PRIVATE AND STATE SCHOOLS
- 5 WEEK DEPOSIT £2019.23 ( RENTX12/52X5)
- STUNNING OPEN-PLAN LOUNGE/DINER
- BATHROOM WITH SEPARATE SHOWER AND BATH
- WALK TO STATION AND FAST TRAINS TO LONDON / CLOSE TO A2/M2/M20 ROAD LINKS
- AVAILABLE IMMEDIATELY
- BASEMENT WHICH CAN BE UTILISED AS OFFICE/PLAYROOM
- 1 WEEK HOLDING DEPOSIT £403.84 ( RENTX12/52)

### Entrance Hallway

A wall separates this entrance area open-plan into the lounge, with attractive glass feature tiles, coving, downlighters and coconut matting.

### Lounge/Diner

26'10" (into bay) x 15'1" (8.2m (into bay) x 4.6m)  
Beautiful spacious room with quality laminate wood flooring throughout, neutral decor with detailed coving, downlighters, bay window to front of house with fitted privacy shutters, and feature fireplace; To the rear of the room, the dining area enjoys plenty of space for a good size table and chairs, patio doors to the rear of property, open-plan into kitchen, stairs up to first floor, and down to basement room.

### Kitchen/Breakfast Room

17'6" x 8'4" (5.35m x 2.55m)  
Impressive kitchen/breakfast room with good range of neutral gloss wall and base units with wood-effect work tops, tasteful grey splashback tiles, integrated fridge-freezer, dishwasher and washing machine, large grey floor tiles, downlighters, step up to spacious dining area with plenty of room for table and chairs, and bi-fold doors out to the patio and garden.

### Basement/Office

14'11" x 10'9" (4.55m x 3.3m)  
Stairs from dining area lead down to this basement with potential, with neutral carpet and white walls, downlighters, good head height, built-in desk, shelving and storage cupboards, bay area to front of building with two windows offering natural light, potential for use as a third bedroom subject to usual consents and new owners wishes.

### Landing

12'9" x 4'11" (3.9m x 1.5m)  
Spacious landing with neutral carpet and decor, downlighters, loft access and potential for conversion to further accommodation subject to new owners wishes and usual permissions.

### Bedroom One

15'1" x 12'1" (4.6m x 3.7m)  
Great size double bedroom with neutral carpet and decor, two double-glazed sash windows to front of property with pleasant far reaching views, feature fireplace, and plenty of space for bedroom furniture.

### Bedroom Two

11'11" x 9'10" (3.65m x 3.0m)  
Double bedroom with neutral carpet and decor, double-glazed sash window to rear, feature fireplace and built-in original wardrobe.

### Bathroom

8'8" x 8'6" (2.65m x 2.6m)  
Stylish and spacious bathroom with white suite consisting of bath, separate shower, WC and basin built into vanity unit with wooden worktop, attractive wall tiles with contrasting large floor tiles, downlighters, feature vertical chrome radiator, a beautiful space to start/end your day.

### Garden

Good size private rear garden with paved patio area to side and rear of property perfect for outdoor dining and entertaining, leading to a further patio area with paved feature, raised decked area to rear with useful storage shed. Beautifully established garden with range of plants and shrubs, all fully fenced.

### Agents Note

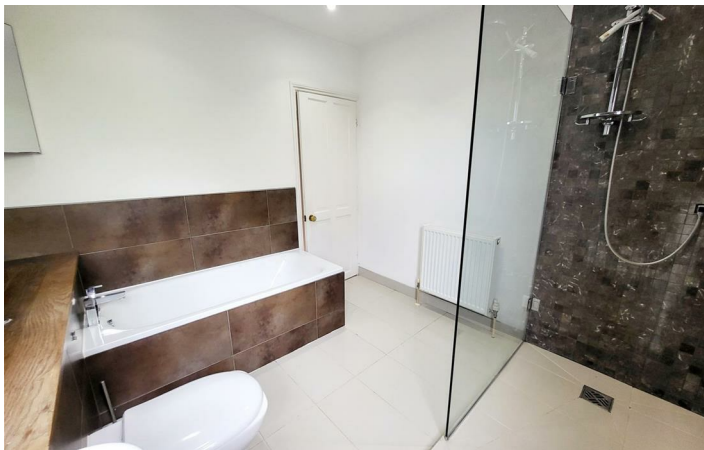
In order to reserve a property you will be required to pay a holding deposit equivalent to one weeks rent. This will be refunded once checks are complete unless false or misleading information is provided, a Right to Rent check fails or you withdraw from the property. It can, with agreement be put towards the first months rent due along with the five week deposit. If you require any further information just give the team a call or email on [info@greenleaf-property.co.uk](mailto:info@greenleaf-property.co.uk).

Greenleaf are a member of the PRS (property redress scheme) membership number: PRS003992  
Greenleaf Property Services Ltd have client money protection – property mark - membership – C0128543



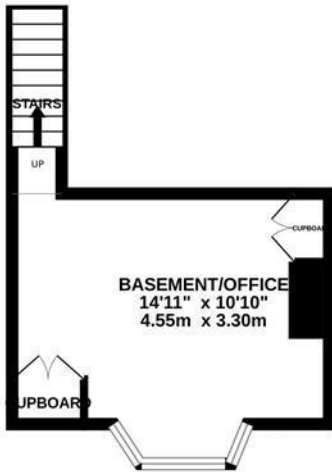
### Directions

Tel: 01634730672

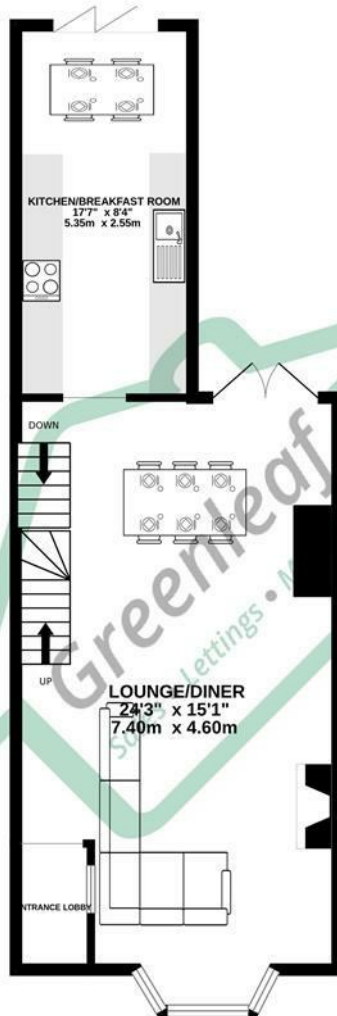




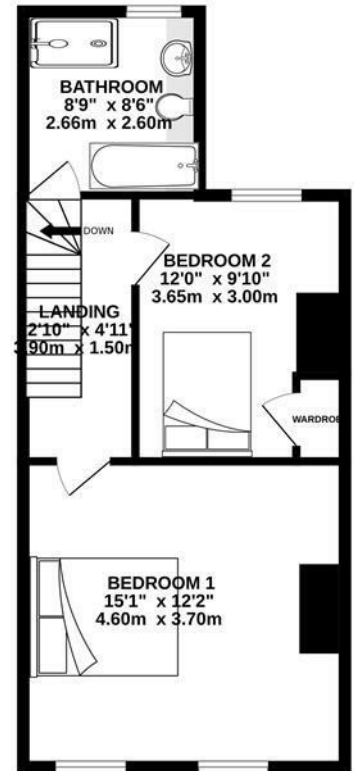
**BASEMENT**  
186 sq.ft. (17.3 sq.m.) approx.



**GROUND FLOOR**  
550 sq.ft. (51.1 sq.m.) approx.

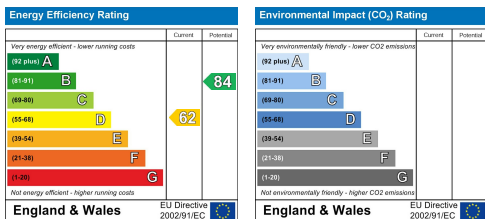


**1ST FLOOR**  
464 sq.ft. (43.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1200 sq.ft. (111.5 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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