



50 Baker Street

Rochester, ME1 3DW

GREENLEAF are delighted to introduce this well-presented characterful mid-terrace Victorian house to the market, in a sought-after peaceful residential location within ME1 Rochester. Set over three spacious floors, this lovely family home boasts versatile accommodation throughout and must be viewed to fully appreciate all that's on offer.

The accommodation comprises of Entrance Hall, bedroom three/reception room and bathroom with separate shower W/C. To the lower ground floor there is a spacious kitchen/dining room with integrated appliances, and a further reception room. To the top floor there are two further double bedrooms and a useable bonus attic room.

Located a short walk to Watts Meadow and beautiful local river walks, the property is also within walking distance of the historic Dickensian High Street with its range of restaurants, cafes, bars and boutiques, Norman castle, famous cathedral, and station with 35 minute fast trains to London. Highly regarded locals schools for all age groups are all close by, as are all A2/M2/M20 road links, we therefore recommend viewing at your earliest convenience to avoid disappointment.

EPC GRADE C / COUNCIL TAX BAND B

Offers In The Region Of £325,000

50 Baker Street

Rochester, ME1 3DW



- SOUGHT-AFTER ROCHESTER LOCATION
- VERSATILE AND WELL-PRESENTED ACCOMMODATION
- BONUS ATTIC ROOM
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- DOUBLE GLAZING WHERE STATED
- BATHROOM/SHOWER ROOM W/C
- CLOSE VICINITY TO HISTORIC HIGH STREET & STATION
- IDEAL FIRST PURCHASE
- COUNCIL TAX BAND B
- EPC GRADE C

Entrance Hall

Door to front, carpet, radiator, stairs to first floor and lower ground floor.

Reception Room / Bedroom

10'2" x 9'1" (3.1 x 2.77)

Sash window to front, radiator, carpet, built in cupboard and feature fireplace.

Bathroom / Shower Room W/C

10'2" x 8'10" (3.1 x 2.7)

Double glazed sash window to rear, matching suite comprising of bath, shower cubicle, W/C, two wash basins, radiator and built in under stairs cupboard.

Lower Ground Floor

Kitchen / Dining Room

25'0" x 11'3" (7.64 x 3.44)

Open plan, extensive range of wall and base units, sink and drainer unit, built in fridge-freezer, double oven and hob with extractor fan over, and microwave. Built in cupboard housing plumbing for washing machine, breakfast bar, door and double glazed window to rear and double glazed Velux window.

Sitting Room

11'3" x 9'3" (3.44 x 2.83)

Double glazed window to front, carpet, radiator and built in cupboards.

Top Floor

Bedroom

12'1" x 10'4" (3.7 x 3.16)

Double glazed sash window to rear, carpet, radiator, feature fireplace and built in cupboard.

Bedroom

12'1" x 10'4" (3.7 x 3.16)

Sash window to front, carpet, radiator, feature fireplace, built in cupboard and entrance to loft room.

Attic Room

11'2" x 10'2" (3.41 x 3.1)

Double glazed Velux window to front and rear, storage to eaves, power and light.

Rear Garden

Easily maintainable rear garden with decked area and paved area with rear access.

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.



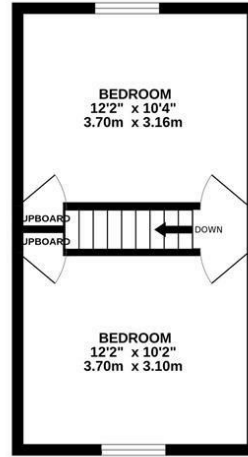
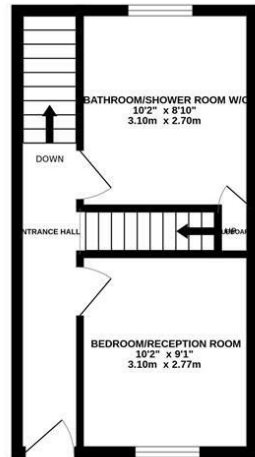
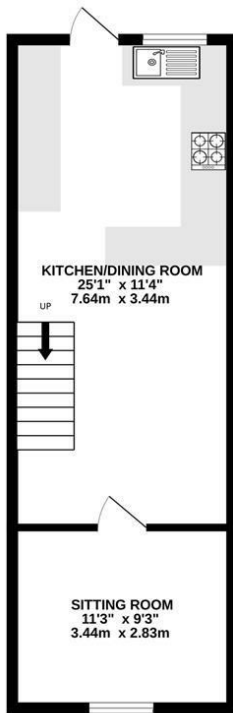


BASEMENT
388 sq.ft. (36.1 sq.m.) approx.

GROUND FLOOR
274 sq.ft. (25.5 sq.m.) approx.

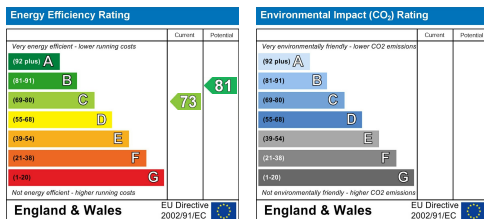
1ST FLOOR
274 sq.ft. (25.5 sq.m.) approx.

2ND FLOOR
139 sq.ft. (12.9 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (99.9 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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