



20 Warwick Crescent

Rochester, ME1 3LF

GREENLEAF PROPERTY SERVICES are delighted to introduce this vacant bay-fronted semi-detached house to the market, in Rochester ME1. Available with NO ONWARD CHAIN, and bursting with potential, this enviably located property has been well cared for by the current owner for many years, however the opportunity is now there to update and modernise to your own specification. Boasting three bedrooms, potential for a large open-plan lounge/diner, a detached garage with shared driveway, potential for further off-road parking to the front, and an upstairs bathroom with separate WC, further benefits include a great size garden, and a spacious loft with potential for further accommodation subject to the new owners wishes and usual permissions.

The layout briefly consists of: Entrance porch into hallway, giving access to kitchen, dining room with double doors into the lounge, and patio doors to the rear into the conservatory and out to garden; The upstairs landing gives access to three bedrooms, bathroom and separate WC, and loft with potential. The established rear garden is of a good size and includes a shed and a greenhouse, and a good size patio.

Located close to highly sought-after local schools and local amenities, all A2/M2/M20 road links are a short drive away. The historic High Street is also a short distance away, and offers a range of restaurants, cafes, bars and boutiques, as well as the ever popular cathedral and castle. Rochester Train Station provides a 35 minute fast train to London St Pancras, whilst beautiful country and riverside walks are on your doorstep.

Price Guide £300,000

20 Warwick Crescent

Rochester, ME1 3LF



- SEMI-DETACHED HOUSE IN NEED OF MODERNISATION
- CONSERVATORY
- CLOSE TO HIGHLY REGARDED LOCAL SCHOOLS
- EPC GRADE D / COUNCIL TAX BAND C / FREEHOLD
- THREE BEDROOMS
- GOOD SIZE GARDEN WITH SHED AND GREENHOUSE
- WALK TO HISTORIC HIGH STREET AND STATION WITH 35 MINUTE FAST TRAINS
- SEPARATE LOUNGE AND DINING ROOM WITH POTENTIAL TO OPEN-PLAN
- DETACHED GARAGE
- CLOSE TO ALL A2/M2/M20 ROAD LINKS AND ALL AMENITIES

Entrance Porch

5'6" x 3'9" (1.7m x 1.15m)

Useful entrance porch with neutral carpet and decor, window to side, further window and doorway into hallway.

Hallway

11'5" x 5'10" (3.5m x 1.8m)

Spacious hallway with neutral carpet and decor, attractive staircase up to first floor with a large under-stairs cupboard providing potential to create a downstairs WC, subject to new owners wishes and usual permissions. Doorway access in kitchen, and dining room.

Kitchen

9'10" x 8'0" (3.0m x 2.45m)

Spacious kitchen in need of updating, currently with vinyl worktops and wooden cupboards, tile-effect linoleum flooring, partial wall tiles, window to side and rear, boiler located here, and useful serving hatch into the dining room to side.

Dining Room

10'7" x 10'4" (3.25m x 3.15m)

Spacious room with dated neutral carpet and decor, sliding patio doors to conservatory, attractive glass-panelled double doors into lounge.

Lounge

12'3" x 11'7" (3.75m x 3.55m)

Good size lounge with bay window to front of house, dated neutral carpet and decor with gas fire (not tested), fitted shelving, coving, attractive double doors to dining room.

Conservatory

9'10" x 6'2" (3.0m x 1.9m)

With laminate flooring and overlaying carpet, good size conservatory with fitted blinds, door to side giving access to patio, garage and garden.

Landing

8'6" x 5'8" (2.6m x 1.75m)

Spacious landing with neutral carpet and decor, large window to side of house offering lots of natural light, loft access (good size, ladder, light, and potential for further accommodation subject to usual permissions and new owners wishes).

Bedroom One

11'7" x 10'5" (3.55m x 3.2m)

Double bedroom with neutral carpet and decor, window to front of house.

Bedroom Two

10'7" x 10'5" (3.25m x 3.2m)

Double bedroom with neutral carpet and decor, window to rear of property.

Bedroom Three

8'6" x 8'0" (2.6m x 2.45m)

Smaller size double bedroom with neutral carpet and decor, window to front of house.

Bathroom

7'10" x 4'11" (2.4m x 1.5m)

With white bath and basin with vanity, window to rear, partial white wall tiles and neutral decor, vertical chrome radiator, built-in airing cupboard housing water tank.

WC

5'8" x 2'5" (1.75m x 0.75m)

WC to side of bathroom (potential to knock through to main bathroom), with white WC, lino floor and neutral decor, window to side.

Garage

Detached single garage in need of some TLC, located to rear-side of the property with shared driveway access.

Garden

Good size established garden in need of some strong green fingers to update and create a

lovely outside space for all the family. With shed, greenhouse, gated area, nice size patio with steps leading down to garage, and potential to design to your own taste.

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

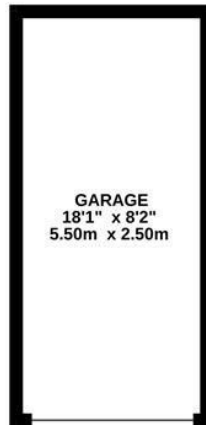
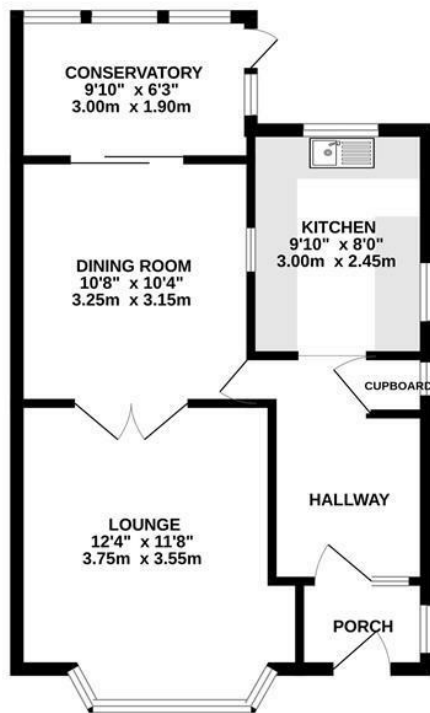
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Tel: 01634730672

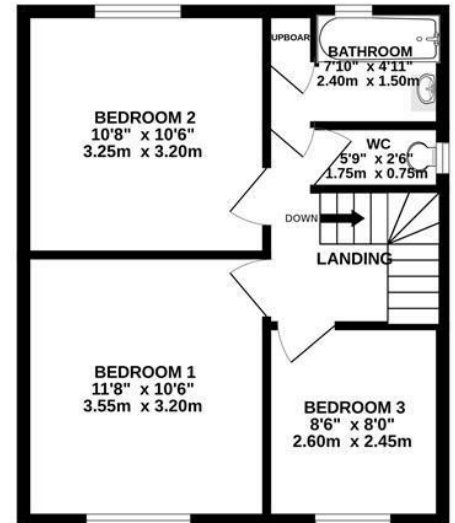




GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.

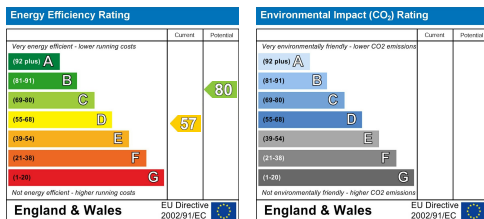


1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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