



15 Clive Road

Rochester, Kent, ME1 3BZ

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented bay-fronted mid-terrace house to the market, in a sought-after cul de sac location in ME1 Rochester, with NO ONGOING CHAIN. Boasting three bedrooms, (with the third off the second), a separate lounge and dining room, a thorough refurbishment in recent years including a new kitchen and bathroom both with underfloor heating, solar panels, and an attractive garden with far reaching views and many original features throughout, this impressive family home is simply ready to move into and enjoy.

The layout briefly consists of: Spacious lounge leading through to stairs up to the first floor and through to the dining room with large storage cupboard and further original built-in cupboard, doorway out to garden, and doorway to the impressive kitchen through to the stylish bathroom; The upstairs landing gives access to double bedrooms one and two and through to the third single bedroom, with built-in cupboards in one and two.

Located a short walk to the highly regarded Rochester Grammar Schools and the private Kings and St Andrews schools, the historic High Street with the ever-popular Norman castle and cathedral, a range of cafes, bars boutiques and restaurants, and the station with fast trains to London St Pancras are also a walk away. There are beautiful river walks nearby as well as the local conservation area for dog lovers, and all A2/M2/M20 road links are a short drive away.

Interest is sure to be strong in this beautifully presented family home, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £275,000

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- THREE BEDROOM MID-TERRACE FREEHOLD HOUSE
- QUIET CUL DE SAC LOCATION
- WALK TO HIGHLY REGARDED LOCAL SCHOOLS FOR ALL AGE GROUPS
- EPC GRADE C / COUNCIL TAX BAND B
- BAY-FRONTED AND BEAUTIFULLY PRESENTED THROUGHOUT
- GARDEN WITH FAR REACHING VIEWS
- WALK TO STATION WITH 40 MINUTE FAST TRAINS TO LONDON
- NO CHAIN
- CLOSE TO ALL A2/M2/M20 ROAD LINKS
- WALK TO HISTORIC HIGH STREET, CATHEDRAL, CASTLE, CAFES AND RESTAURANTS

Front of House

Attractive looking bay-fronted house with grey facade, beautiful new wooden front door, picket fence and hard standing area for plants and flowers.

Lounge

13'7" x 13'1" (4.15 x 4)

Spacious room with bay window to front, fitted blinds, engineered oak flooring and tasteful neutral decor, feature fireplace and surround.

Dining Room

13'1" x 10'11" (4 x 3.35)

Engineered flooring and neutral decor with coving continued, built-in under-stairs cupboard and further original built-in cupboard, door to rear garden, and doorway into kitchen from here.

Kitchen

9'8" x 6'6" (2.95 x 2)

Attractive kitchen with a good range of white gloss wall and base units, fitted shelving, wood-effect worktops, wooden flooring with underfloor heating, butler sink, range-style gas hob with feature red splashback, window to side and neutral white splashback wall tiles.

Bathroom W/C

6'2" x 5'10" (1.9 x 1.8)

With white suite consisting of bath, WC and basin/vanity unit, attractive grey wall tiles and wood flooring with

underfloor heating, window to side of property.

First Floor Landing

Compact landing with neutral carpet and decor, access to bedrooms one, two and three.

Bedroom One

13'1" x 11'1" (4 x 3.4)

Double bedroom with window to front of house, neutral carpet and decor, feature fireplace, and built-in cupboard.

Bedroom Two

13'1" x 11'1" (4 x 3.4)

Double bedroom with window to rear offering far reaching views, neutral carpet and decor, feature fireplace and built-in cupboard, door to bedroom three.

Bedroom Three

9'0" x 6'6" (2.75 x 2)

Single bedroom with window to rear offering far reaching views, neutral carpet and decor.

Rear Garden

With paved patio area to rear, further raised decked patio area for BBQs and outside dining, lawn area, established plants and shrubs, shed, all fully fenced, views across the Medway and beyond.

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

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.

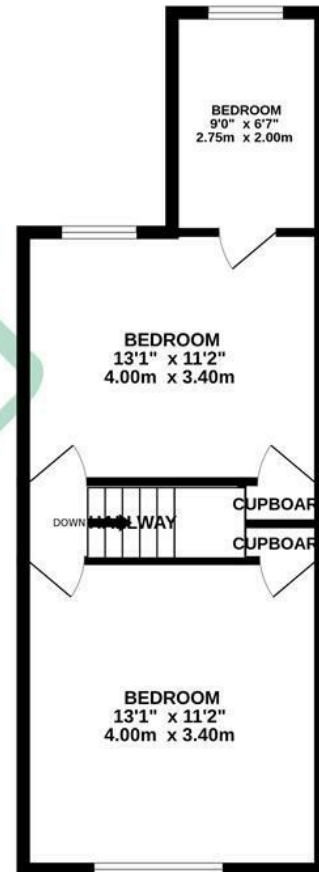
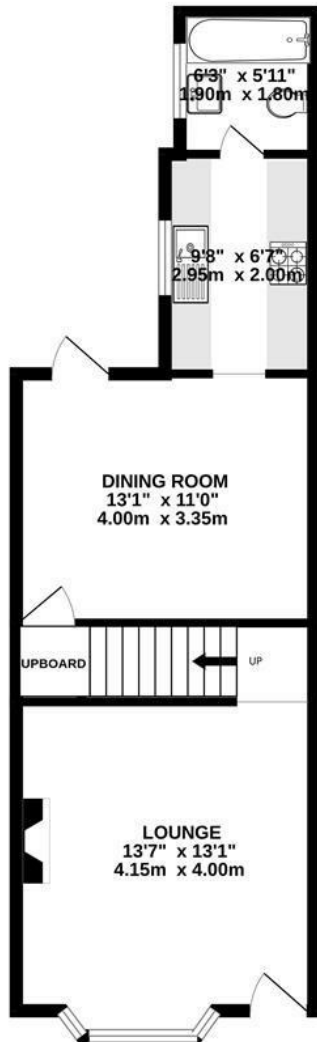
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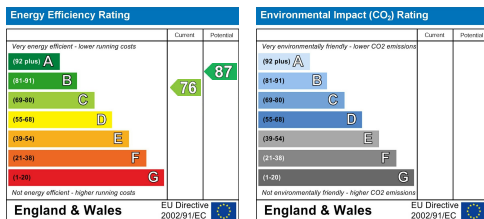
GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.

1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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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