Greenleaf
Sales • Lettings • Mortgages



37 Dale Road

Rochester, ME1 2JP

GREENLEAF PROPERTY SERVICES are delighted to introduce this semi-detached house to the market, in a popular residential location within ME1 Rochester, with NO ONWARD CHAIN! Enviably located just a short walk to the highly sought-after Rochester grammar schools and local amenities, this well proportioned 3 bedroom property is available to the market for the first time in many years, and whilst in need of modernisation throughout, will undoubtedly make a beautiful family home for many years to come.

The layout briefly comprises of: Entrance hall, lounge, conservatory, kitchen, bathroom and separate WC; To the first floor there are three good size bedrooms and a further useful space that in our opinion could potentially become a shower room/WC, subject to usual permissions and new owners wishes.

Peacefully located in a quiet residential area just a short walk from the Maidstone Road Rochester and all major A2/M2/M20 road links and bus stops, local amenities and highly regarded schools including the Rochester Grammar Schools are all a short distance away. The historic High Street with its range of boutiques, restaurants, bars, famous cathedral, Norman castle, and station with 35 minute fast trains to London is within a 20 minute walk. Call now to book your viewing!

EPC Grade Awaited. Council tax band C. Freehold.

Offers In The Region Of £275,000

37 Dale Road

Rochester, ME1 2JP

3 1 2

- SOUGHT-AFTER LOCATION
- THREE BEDROOMS
- IN NEED OF MODERNSATION
- STORAGE GARAGE AND OFF ROAD PARKING
- GOOD SIZE REAR GARDEN
- GROUND FLOOR BATHROOM & POTENTIAL FOR FIRST FLOOR SHOWER ROOM
- DOUBLE GLAZING
- NO CHAIN!
- EPC GRADE AWAITED
- COUNCIL TAX BAND C

Entrance Hall
Stairs to first floor.

Lounge
17'9" x 10'5" (5.42 x 3.19)

Conservatory
11'3" x 7'1" (3.45 x 2.17)

Kitchen
11'9" x 6'11" (3.59 x 2.11)

Bathroom
5'11" x 4'0" (1.81 x 1.22)

W/C
4'1" x 2'5" (1.27 x 0.75)

First Floor Landing
Entrance to loft.

Bedroom
11'0" x 10'4" (3.36 x 3.17)

Bedroom
11'7" x 8'11" (3.55 x 2.73)

Bedroom
8'2" x 8'1" (2.49 x 2.47)

Room With Potential
6'2" x 5'6" (1.89 x 1.69)

Rear Garden
A good size with garage & store.

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 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.



Directions

Tel: 01634730672








welcome



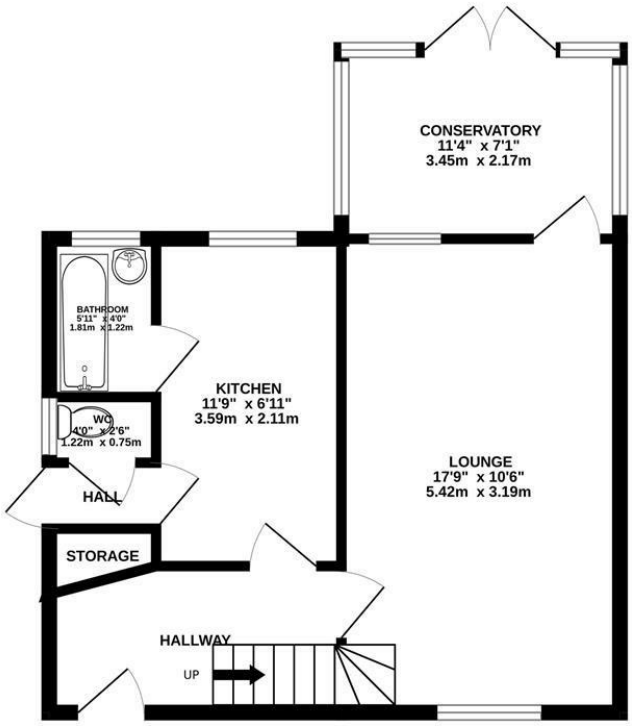

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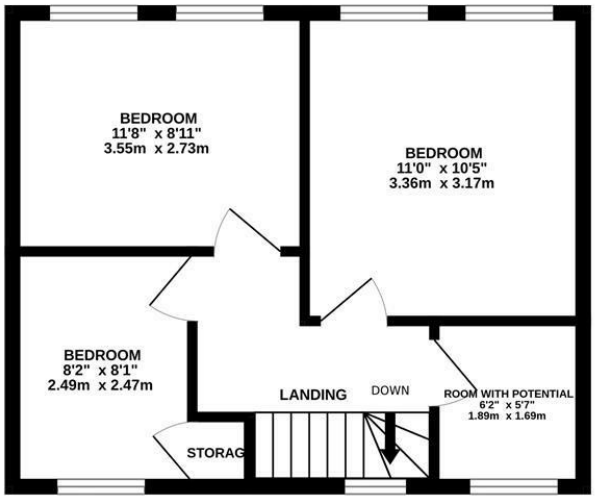


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GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.

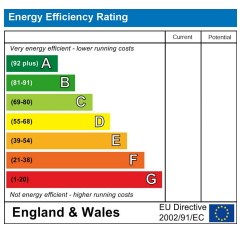


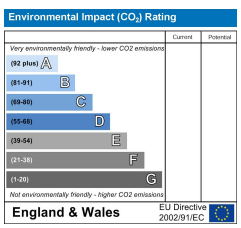
1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 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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