Greenleaf
Sales • Lettings • Mortgages



4 Cookham Hill

Rochester, ME1 3HD

GREENLEAF PROPERTY SERVICES are delighted to introduce this two bedroom mid-terrace Victorian house to the market, in sought-after Borstal, Rochester, available with NO ONWARD CHAIN! Boasting a separate lounge and kitchen/diner, utility room to rear (formerly the kitchen), bathroom and two double bedrooms, the property further benefits from a peaceful and private low-maintenance rear garden, and a quiet location close to all road links and sought-after schools. Whilst in need of modernisation, the opportunity is there to create a beautiful home to your own specification and taste, and will appeal to first-time buyers, anyone down-sizing, or investors looking to add to their portfolio. We recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly consists of: Wooden entrance porch into lounge, through to kitchen/diner, utility room out to garden, and bathroom to rear; The upstairs landing gives access to two double bedrooms.

Located a walk to local amenities including pharmacy, shops, pubs and dining outlets, highly regarded schools for all age groups are nearby, whilst beautiful countryside and river walks are on your doorstep. The historic High Street with its range of boutiques, restaurants, cafes, famous cathedral and Norman castle are within walking distance, whilst all A2/M2/M20 road links are a short drive away. Rochester station offers a 35-minute fast train service into London, whilst Maidstone, with its extensive selection of further shopping and leisure amenities is also a short drive away.

Price Guide £215,000

4 Cookham Hill

Rochester, ME1 3HD

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- MID-TERRACED HOUSE IN SOUGHT-AFTER ROCHESTER LOCATION
- TWO DOUBLE BEDROOMS
- LOUNGE / KITCHEN-DINER / UTILITY ROOM
- NO ONWARD CHAIN
- POTENTIAL TO MODERNISE TO YOUR OWN SPECIFICATION
- CLOSE TO ALL A2/M2/M20 ROAD LINKS AND COUNTRYSIDE
- SHORT DRIVE OR BUS TO HISTORIC HIGH STREET AND FAST TRAIN SERVICES
- WALK TO LOCAL SHOPS, PHARMACY AND PRIESTFIELDS RECREATION SPACE
- CLOSE TO HIGHLY REGARDED SCHOOLS FOR ALL AGE GROUPS
- EPC GRADE D / COUNCIL TAX BAND B / REEHOLD

Entrance Porch

4'1" x 3'1" (1.25m x 0.95m)
Wooden structure with wooden outer door, useful place for shoes and coats, double-glazed front door into property.

Lounge

11'3" x 10'2" (3.45m x 3.10m)
With double-glazed window to front, laminate flooring and neutral decor with dado rail, radiator and attractive feature fireplace.

Kitchen/Diner

11'3" x 11'3" (3.45m x 3.45m)
Laminate flooring continued, range of fitted cupboards to wall and floor with neutral worktops and white splashback tiles, gas hob and electric oven, boiler located here, window and fitted blinds to rear, under-stairs storage cupboard, door into utility room from here.

Utility Room

7'8" x 5'10" (2.35m x 1.8m)
Formerly the original kitchen, now a useful utility room with quarry-tiled flooring and neutral decor, worktop with space underneath for washing machine and fridge-freezer, doors to bathroom and out to garden.

Bathroom

6'6" x 5'10" (2.0m x 1.8m)
With white suite consisting of bath with shower over, WC and basin, neutral wall and floor tiles, window to side, radiator.

Landing

2'3" x 1'11" (0.70m x 0.60m)
Compact landing giving access to two double bedrooms and loft.

Bedroom One

11'5" x 11'3" (3.5m x 3.45m)
Double bedroom with neutral carpet and decor, window to rear of property, built-in cupboard.

Bedroom Two

11'5" x 10'5" (3.5m x 3.2m)
Further double bedroom with neutral carpet and decor, window to front of property.

Garden

Low maintenance private rear garden in need of some TLC, currently mainly paved, with handy storage cupboard to rear, and further shed at bottom of garden. Fully fenced and offering potential to create an attractive outdoor space.

Agents Note 1

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.

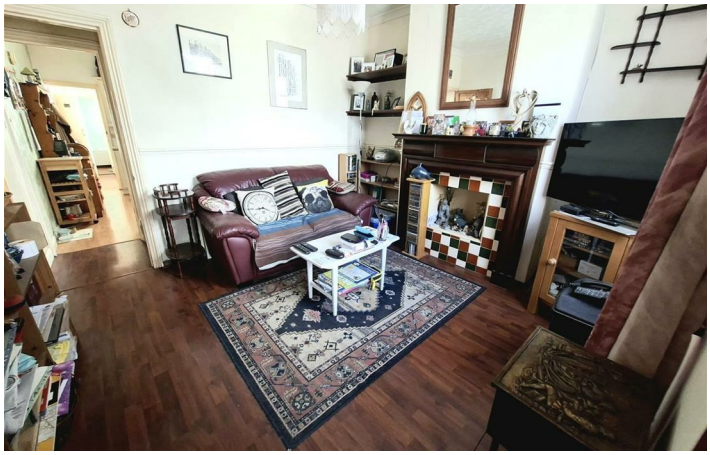
Agents Note 2

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 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 only, and are not precise. 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.





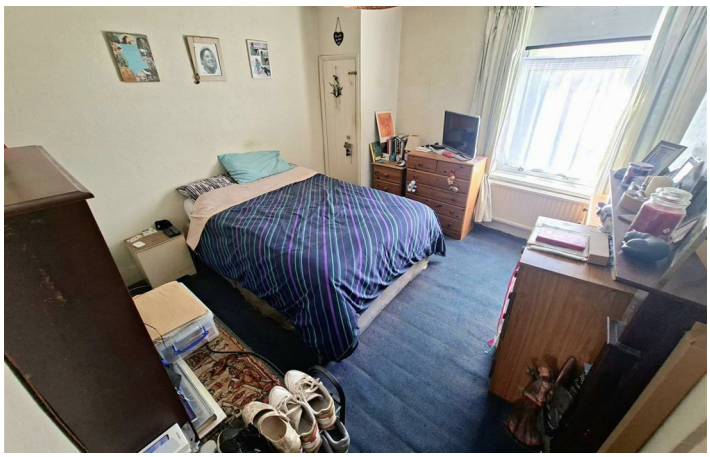





Bathroom


Softest

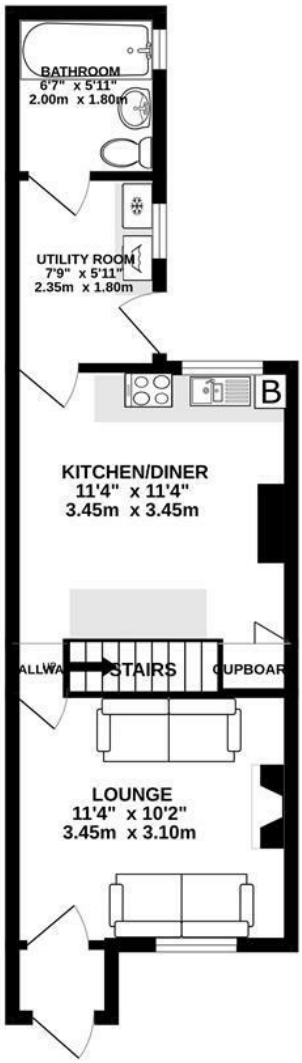


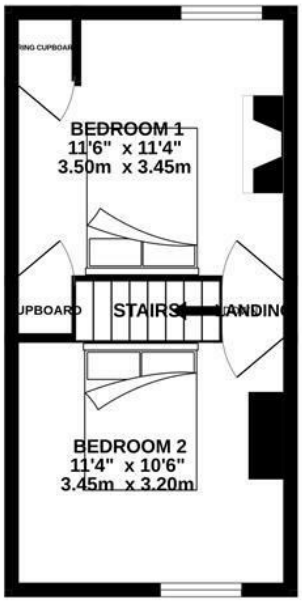


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GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.

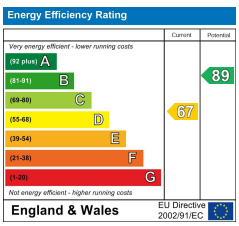
1ST FLOOR
255 sq.ft. (23.7 sq.m.) approx.

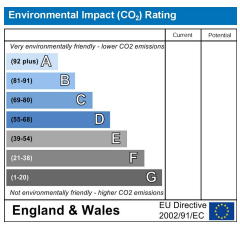




TOTAL FLOOR AREA : 612 sq.ft. (56.8 sq.m.) approx.

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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