



## 6 St. James Close

Rochester, ME3 0BX

Greenleaf Property Services are pleased to offer for sale this spacious two bedroom end of terrace property, located in the rural village of Grain, Rochester. The property is well presented throughout and would make a lovely family home. Boasting spacious accommodation, off-road parking and a good size rear garden, this property must be viewed to fully appreciate all that's on offer.

The layout briefly consists of: Entrance porch, entrance hall, lounge/dining room, fitted kitchen, utility room, a further reception area and conservatory. To the first floor there are two double bedrooms and shower/wet room W/C.

Situated on the outskirts of Rochester, the village of Grain boasts a range of amenities, including local convenience stores, school, pubs, and a post office—all within close proximity. There is a nearby beach, perfect for leisurely walks and family outings, and a lovely park area a short walk from the house itself.

For those commuting into London, a reliable coach service operates nearby, offering convenient collection points, whilst Strood and Rochester stations offer a 35 minute fast train service into London, and are approx a 20 minute drive away. Strood and Rochester towns also offer a further extensive range of shopping, restaurants and leisure facilities, with A2/M2/M20 road links to London and coast nearby.

EPC Grade C. Council Tax band B.

**Offers In The Region Of £250,000**

# 6 St. James Close

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- POPULAR VILLAGE LOCATION
- LOUNGE/DINING ROOM
- CONSERVATORY
- COUNCIL TAX BAND B
- TWO DOUBLE BEDROOMS
- GOOD SIZE REAR GARDEN
- UTILITY ROOM
- FIRST FLOOR SHOWER ROOM (WET ROOM)
- OFF ROAD PARKING
- EPC GRADE C

## Entrance Porch

6'8" x 4'6" (2.04 x 1.39)

## Entrance Hall

10'7" x 5'10" (3.24 x 1.79 )

## Lounge/Dining Room

## Reception Room

12'2" x 7'11" (3.71 x 2.43)

## Conservatory

11'9" x 7'7" (3.59 x 2.33)

## Kitchen

9'9" x 8'5" (2.98 x 2.58)

## Utility Room

7'4" x 5'4" (2.25 x 1.64)

## Storage

7'10" x 5'4" (2.39 x 1.64)

## First Floor Landing

## Bedroom

11'3" x 10'5" (3.45 x 3.18)

## Bedroom

10'9" x 9'0" (3.28 x 2.75)

## Shower Room ( Wet Room)

8'1" x 6'6" (2.47 x 2)

## Rear Garden

A good size with artificial grass, summer house and storage area.

## 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

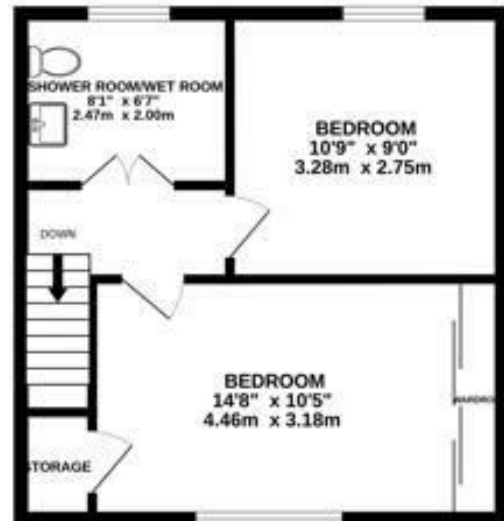




GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 1119 sq.ft. (103.9 sq.m.) approx.

While every effort 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
Made with Metagen 12/20

| Energy Efficiency Rating   |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-----------|--|-----------|
| Current  | Potential | Current  | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> |           |  |           |
|  | 72        |  | 81        |
| England & Wales  |           | England & Wales                                |           |
| EU Directive 2002/91/EC  |           | EU Directive 2002/91/EC                        |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.