



3 Amherst Road

Rochester, ME1 2AR

GREENLEAF PROPERTY SERVICES are delighted to introduce this vacant three bedroom semi detached house to the market, in a sought-after residential location in ME1 Rochester. Available with NO ONGOING CHAIN, this ideal first-time buyer/investment property boasts three bedrooms, an upstairs bathroom W/C, and a great size garden and garage to rear. The property has been lived in for many years by the current owners and the opportunity is there to update and redecorate to your own specification in due course.

The layout briefly consists of: Hallway giving access to lounge and dining room, kitchen, and stairs up to the first floor; The landing gives access to two bedrooms (the third bedroom via the second bedroom) and bathroom W/C.

Located within a walk of highly regarded schools for all age groups, all local amenities and shops are nearby. The historic High Street is also a walk away and offers a wealth of restaurants, cafes, bars and boutiques, the ever popular castle, cathedral and river, whilst the nearby station offers a fast train service into London St Pancras in approx 40 minutes. All A2/M2/M20 road links a a short drive away.

Interest is sure to be strong in this vacant three bedroom house in a central Rochester location with no chain, we therefore recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade D. Council Tax Band C.

Offers In The Region Of £250,000

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- NO CHAIN!
- THREE BEDROOMS (THIRD OFF THE SECOND)
- GAS CENTRAL HEATING
- COUNCIL TAX BAND C
- IN NEED OF REFURBISHMENT
- GOOD SIZE REAR GARDEN
- POPULAR LOCATION
- TWO RECEPTION ROOMS
- GARAGE TO REAR
- EPC GRADE D

Entrance Hall

10'8" x 2'11" (3.26 x 0.89)

Lounge

11'10" x 10'11" (3.63 x 3.34)

Dining Room

14'5" x 10'0" (4.4 x 3.06)

Kitchen

7'10" x 5'10" (2.41 x 1.79)

Conservatory

8'3" x 8'1" (2.54 x 2.48)

First Floor Landing

Bedroom

14'4" x 9'11" (4.39 x 3.04)

Bedroom

10'0" x 9'3" (3.05 x 2.82)

Bedroom

9'4" x 7'11" (2.85 x 2.43)

Bathroom W/C

5'6" x 4'11" (1.70 x 1.51)

Rear garden

A good size with rear access

Garage

To rear.

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

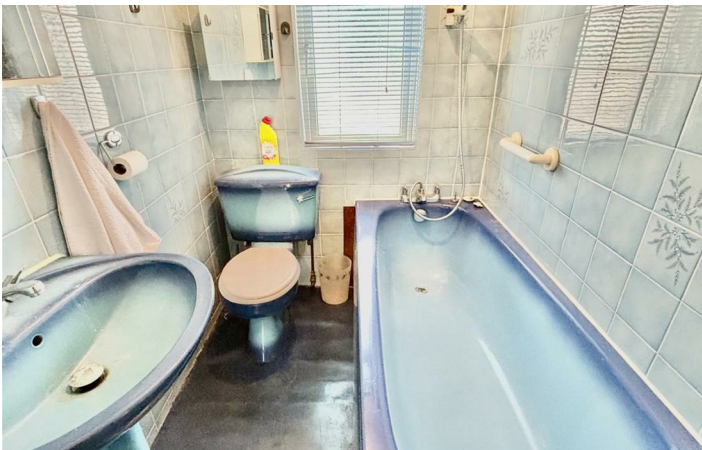
We endeavour to make our sales

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.



Directions

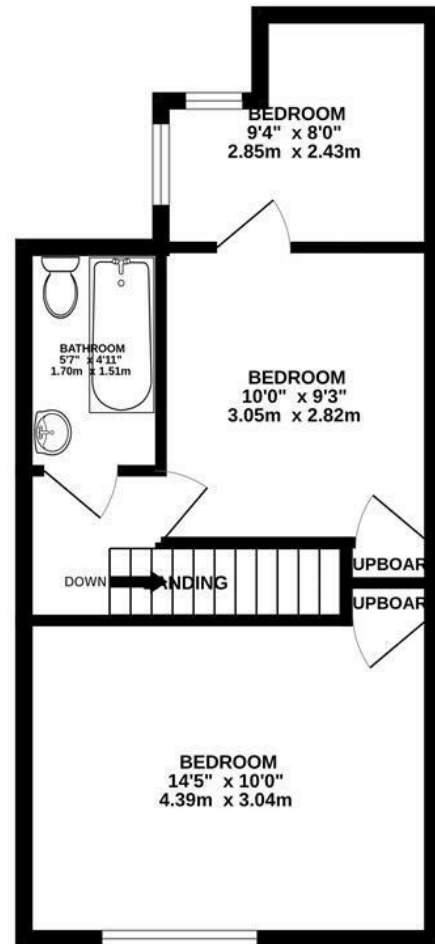
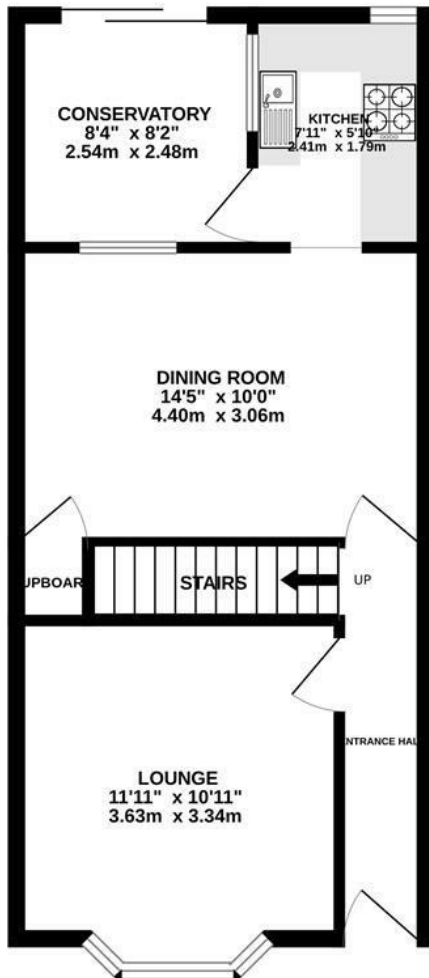
Tel: 01634730672





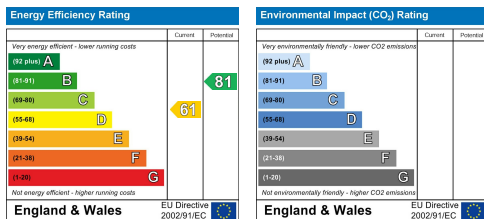
GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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