



## 27 Thomas Street

Rochester, ME1 2ED

GREENLEAF PROPERTY SERVICES are delighted to introduce for sale, this two double bedroom mid-terrace Victorian house, set over three floors, and situated within easy reach of Rochester's historic High Street. The property boasts a spacious lounge with separate dining room, private rear garden, gas central heating, double glazing, and is ready to move into and enjoy.

The accommodation briefly comprises of entrance, lounge, dining room and fitted kitchen. To the first floor there is a double bedroom and bathroom with separate shower W/C. The second bedroom can be found on the second floor, with the added benefit of useful built-in storage.

Set in the sought-after ME1 location a short walk from highly regarded private and state schools, all local amenities and A2/M2/M20 road links are nearby. The historic High Street is within walking distance also, and offers a fine selection of cafes, restaurants, bars and boutiques, as well as the ever popular Norman castle, famous cathedral, and bi-annual Dickens festivals. Nearby Rochester station offers a 35 minute fast service into London St Pancras, whilst Blue Water shopping centre is a 20 minute drive away. We recommend viewing at your earliest convenience to avoid disappointment.

Council Tax Band B. EPC Grade D.

**Offers Over £260,000**

# 27 Thomas Street

Rochester, ME1 2ED



- IDEAL FIRST PURCHASE
- FIRST FLOOR BATHROOM WITH SEPARATE SHOWER
- DOUBLE GLAZING AND CENTRAL HEATING
- COUNCIL TAX BAND B / FREEHOLD
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- POPULAR RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- EPC GRADE D

## Lounge

17'1" x 12'1" (5.21 x 3.70)

## Dining Room

12'1" x 8'11" (3.70 x 2.73)

## Kitchen

10'5" x 7'7" (3.2 x 2.33)

## First Floor Landing

Access to bedroom and bathroom/shower room W/C.

## Bedroom

12'4" x 11'10" (3.76 x 3.61)

## Bathroom/Shower Room W/C

12'1" x 8'10" (3.70 x 2.7)

## Second Floor

Entrance to second bedroom.

## Bedroom

17'3" x 12'1" (5.26 x 3.70)

## Storage Area

9'7" x 4'1" (2.94 x 1.26)

## Rear Garden

Enclosed with patio area and artificial lawn.

## 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 and fifty pounds per referral.



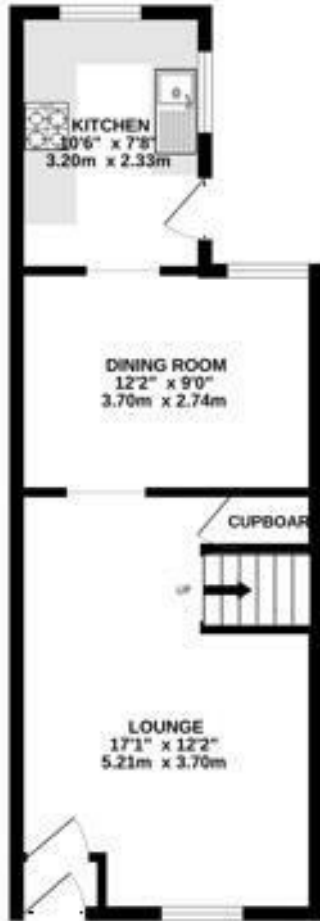
## Directions

Tel: 01634730672

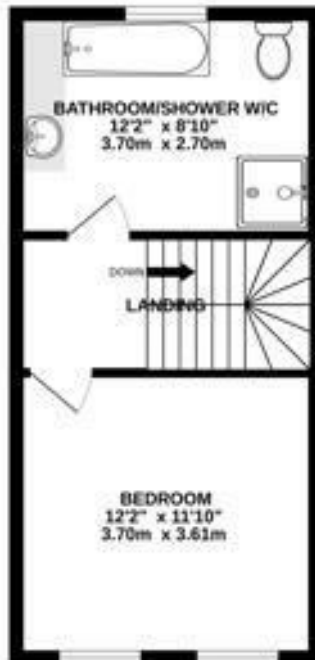




GROUND FLOOR  
397 sqft (36.9 sq.m.) approx.



1ST FLOOR  
317 sqft (29.4 sq.m.) approx.



2ND FLOOR  
301 sqft (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq ft (94.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	59	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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