



40 Amherst Road

Rochester, Kent, ME1 2AR

Offering NO CHAIN, GREENLEAF PROPERTY SERVICES are delighted to introduce this well presented end-of-terrace Victorian house to the market, in central Rochester, within a short walk of the town and all local amenities. This lovely family home boasts three separate bedrooms, a good size rear garden, double glazing, gas central heating and is simply ready to move into and enjoy.

The layout briefly consists of: Lounge, through to dining room and kitchen, with the bathroom to the rear of property; The upstairs landing gives access to three separate bedrooms.

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.

EPC Grade D/ Council Tax Band B

Offers In The Region Of £269,995

40 Amherst Road

Rochester, Kent, ME1 2AR



- NO CHAIN
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- EPC GRADE D / FREEHOLD
- IDEAL FIRST PURCHASE / INVESTMENT OPPORTUNITY
- GOOD SIZE REAR GARDEN
- A MUST TO VIEW
- THREE SEPARATE BEDROOMS
- DOUBLE GLAZING
- COUNCIL TAX BAND B

Entrance

Lounge

12'3" x 10'3" (3.74 x 3.14)

Dining Room

10'6" x 10'6" (3.21 x 3.21)

Kitchen

9'7" x 7'5" (2.94 x 2.27)

Bathroom W/C

8'9" x 6'0" (2.68 x 1.83)

First Floor landing

Bedroom

12'3" x 10'4" (3.74 x 3.16)

Bedroom

10'3" x 8'11" (3.14 x 2.72)

Bedroom

9'3" x 7'4" (2.82 x 2.26)

Rear Graden

A good size enclosed rear garden.

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

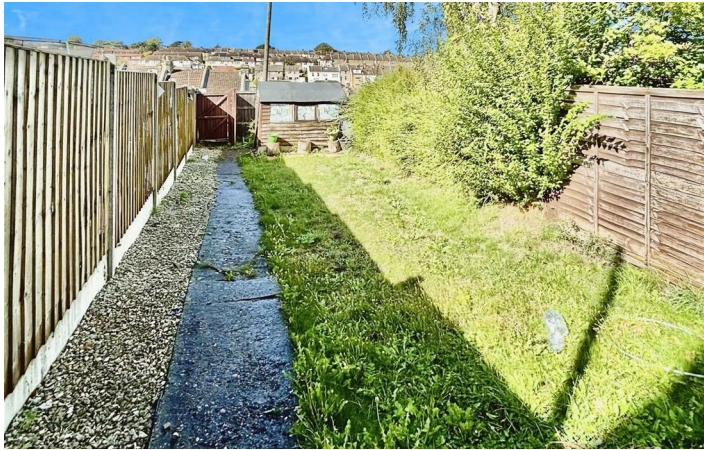
Agents Note

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.



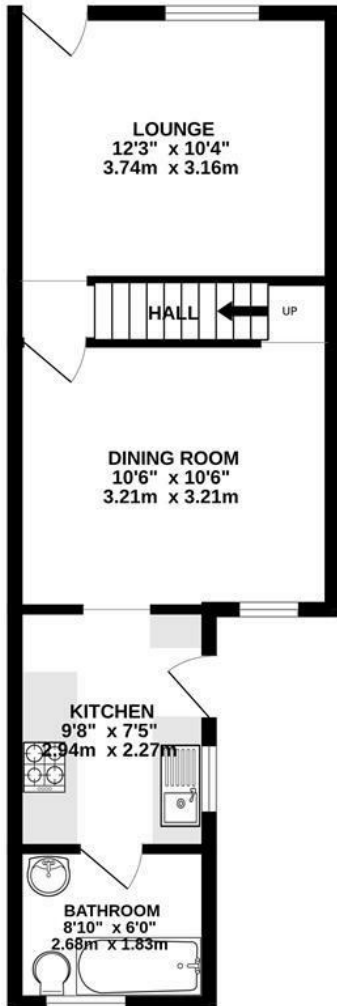
Directions

Tel: 01634730672

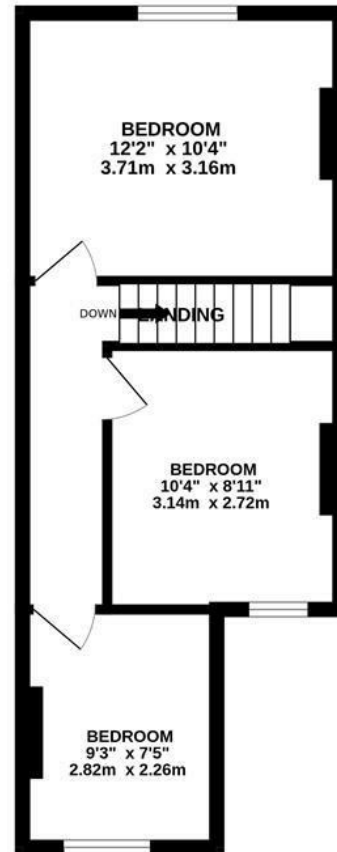




GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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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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		62	85
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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160 High Street, Rochester, Kent, ME1 1ER

Tel: 01634730672 Email: info@greenleaf-property.co.uk

www.greenleaf-property.co.uk