



239 Frindsbury Hill

Rochester, ME2 4JS

GREENLEAF PROPERTY SERVICES are delighted to introduce this spacious three bedroom semi-detached freehold house to the market, in the popular Frindsbury location of Strood, Rochester, available with NO ONGOING CHAIN. This beautifully presented family home has recently enjoyed a complete refurbishment and redecoration throughout, to include a brand new kitchen/diner with eye-level oven, new carpet and flooring, new doors (including front and porch door), radiators, downlighters, and is quite simply ready to move into and enjoy. Further benefits include a newly block-paved off road parking space to the side of the garage to the rear with two new windows and door, three good size double bedrooms, a stylish and well-appointed shower room, low maintenance garden with new fencing, and a position set well back from the road with an open green area to the front.

The layout briefly consists of: Entrance porch giving access to the hallway, kitchen/diner, and spacious lounge; The upstairs landing gives access to three bedrooms, family shower room and storage cupboard housing the boiler; The garden is accessed from both the lounge and the kitchen/diner, there is gated side access to the front, and the garage is located en bloc to the rear.

Located close to all A2/M2/M20 road links to London, coast, the historic Chatham Dockyard and all local amenities, Bluewater Shopping Centre is also just a short drive away. Strood station with fast trains to London is within walking distance, and there are a selection of local schools nearby, including the new "Maritime Academy" currently in construction. Interest is sure to be strong in this ready-to-move-into and newly refurbished family home, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £350,000

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- REFURBISHED AND REDECORATED THREE BEDROOM SEMI-DETACHED HOUSE
- GARAGE TO REAR WITH NEW WINDOWS AND DOOR / BLOCK-PAVED OFF ROAD PARKING
- CLOSE TO LOCAL SCHOOLS AND NEW ACADEMY IN CONSTRUCTION
- FREEHOLD HOUSE / EPC GRADE D / COUNCIL TAX BAND D
- NEW KITCHEN-DINER, CARPETS AND FLOORING, RADIATORS AND DOORS
- LOW MAINTENANCE GARDEN WITH POTENTIAL
- CLOSE TO ALL A2/M2/M20 ROAD LINKS
- READY TO MOVE INTO AND ENJOY
- CLOSE TO STROOD STATION AND FAST TRAINS TO LONDON
- SHORT DRIVE TO HISTORIC DOCKYARD AND ALL SHOPPING AND LEISURE AMENITIES

Entrance Porch

5'2" x 3'11" (1.6m x 1.2m)

Useful entrance porch with new front door and hard-wearing matt flooring, windows to front and side, new front door into main hallway.

Hallway

15'3" x 5'10" (4.65m x 1.8m)

Spacious hallway with attractive new laminate flooring and neutral decor, access to kitchen/diner, lounge, and stairs up to first floor with large storage cupboard underneath housing meters.

Kitchen/Diner

14'5" x 10'2" (4.4m x 3.1m)

Good size newly refurbished room with bay window/newly fitted blinds to front, brand new Howdens kitchen with good range of white gloss wall and base units, stylish wood-effect grey laminate work-tops and splashbacks, grey wood-effect laminate flooring, brand new eye-level oven, new basin, plenty of space for table and chairs, new downlighters, window and door to side of property giving access to front and rear of house.

Lounge

16'6" x 11'9" (5.05m x 3.6m)

Spacious room to rear of property with double doors / new curtains out to the patio and garden, windows either-side, brand new neutral carpet and decor, new radiator and wall lights.

Landing

8'0" x 11'1" (2.45m x 3.4m)

Landing giving access to three bedrooms, shower room and cupboard

housing the recently serviced boiler. With neutral new carpet and decor, new doors to all rooms.

Bedroom One

12'1" x 10'4" (3.7m x 3.15m)

Good size double bedroom with built-in wardrobe, new neutral carpet, decor and radiator, far reaching views to front.

Bedroom Two

11'9" x 8'6" (3.6m x 2.6m)

Further double bedroom with window to rear, new neutral carpet, decor and radiator, built-in wardrobe.

Bedroom Three

8'10" x 7'10" (2.7m x 2.4m)

Smaller double bedroom with window to rear, new neutral carpet, decor and radiator.

Shower Room

5'10" x 5'10" (1.8m x 1.8m)

Stylish shower room with white suite consisting of corner shower, WC and basin/vanity, downlighters, grey laminate flooring with attractive grey wall tiles, vertical chrome radiator.

Garden

Low maintenance garden newly laid to shingle, newly fully fenced, block paved patio area and pathway leading to garage, side access to front of house.

Garage

18'0" x 11'5" (5.5m x 3.5m)

Single garage with new access door to side, new windows to side and rear, brick-built, useful space directly to rear of house, accessed via driveway to rear, block-paved off road parking to side.

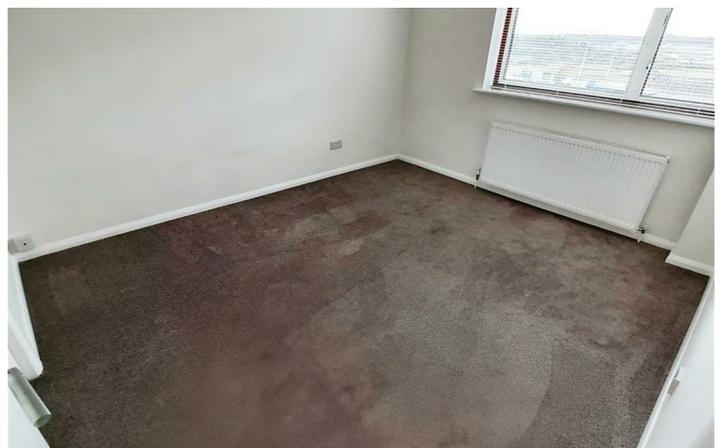
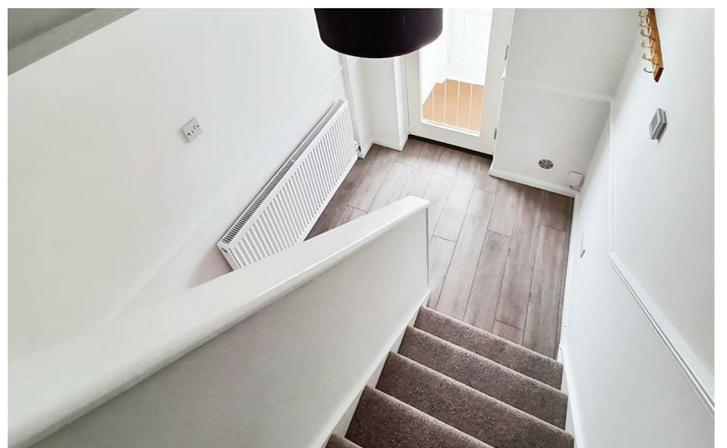
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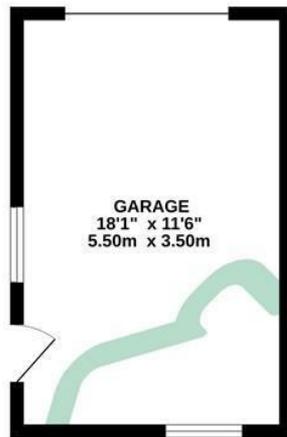
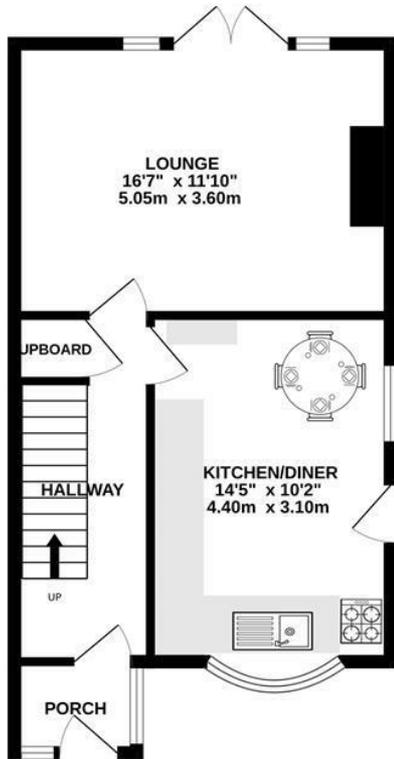
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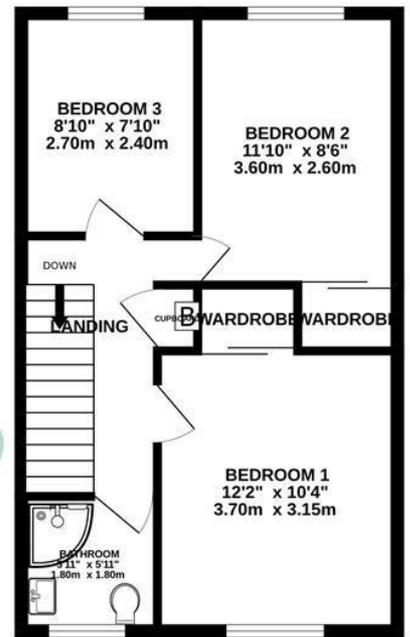




GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.

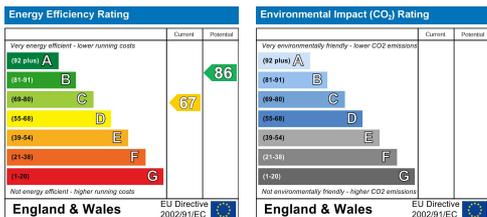


1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1108 sq.ft. (102.9 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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