



39 Nickleby Close

Rochester, ME1 2LE

GREENLEAF PROPERTY SERVICES are delighted to introduce this enviably located three bedroom semi-detached house to the market, in a sought-after residential cul de sac in Rochester ME1. Boasting three good size bedrooms, two reception areas and a spacious low maintenance tiered rear garden, this well-proportioned property is in need of some modernisation throughout but is bursting with potential and would make an Ideal family home.

The layout briefly consists of: Entrance porch, entrance hall, lounge, separate dining room, kitchen, useful converted garage and downstairs W/C. To the first floor there are three bedrooms and family bathroom W/C.

Located within walking distance of highly regarded schools for all age groups, there is also a recreation park a short walk away. The nearby historic High Street offers a wealth of restaurants, cafes, bars, and boutiques, as well as the famous cathedral, Norman castle, and regular festivals and markets. Rochester station offers a 40 minute fast train service into London St Pancras, and all A2/M2/M20 road links are a short drive away.

EPC Grade Awaited. Council Tax Band C.

Offers In The Region Of £300,000

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Rochester, ME1 2LE



- NO CHAIN!
- OFF ROAD PARKING
- DOWNSTAIRS CLOAKROOM W/C
- COUNCIL TAX BAND C / FREEHOLD
- SOUGHT-AFTER LOCATION
- IN NEED OF SOME MODERNISATION
- TWO RECEPTION ROOMS
- THREE BEDROOM SEMI-DETACHED HOUSE
- UPSTAIRS BATHROOM W/C
- EPC GRADE AWAITED

Entrance Porch

5'9" x 2'0" (1.76 x 0.61)

Entrance Hall

8'6" x 5'10" (2.6 x 1.79)

Lounge

14'11" x 11'1" (4.55 x 3.39)

Dining Room

9'11" x 8'8" (3.04 x 2.65)

Kitchen

9'11" x 8'2" (3.04 x 2.5)

Converted Garage

18'3" x 9'10" (5.57 x 3)

Cloakroom W/C

5'10" x 2'8" (1.78 x 0.82)

First Floor Landing

8'6" x 6'6" (2.6 x 1.99)

Bedroom

16'0" x 9'9" (4.9 x 2.98)

Bedroom

11'1" x 10'7" (3.4 x 3.24)

Bedroom

7'1" x 7'7" (2.17 x 2.33)

Bathroom W/C

6'3" x 5'6" (1.93 x 1.68)

Rear Garden

Tiered & easily maintained.

Off Road Parking

To side.

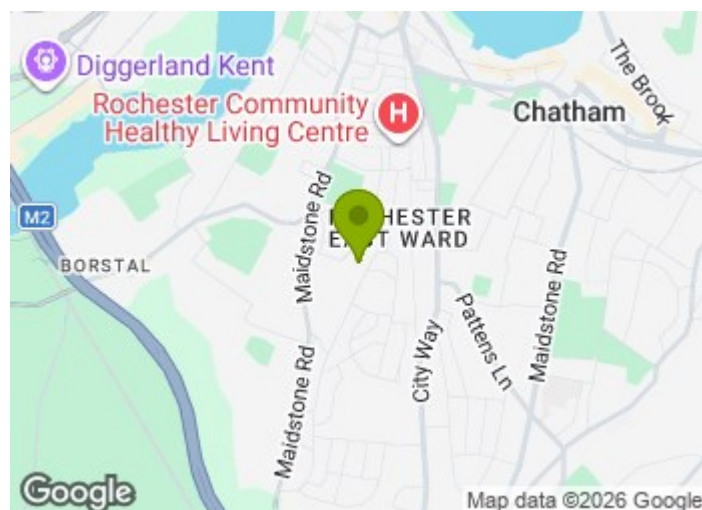
Agents Note

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.

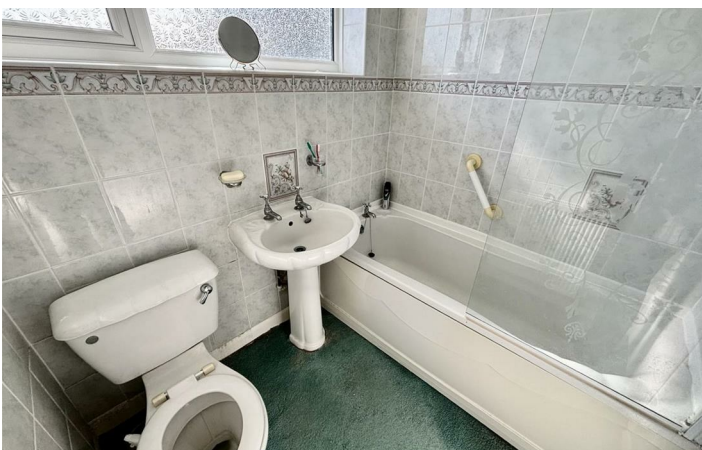
Agents Note

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

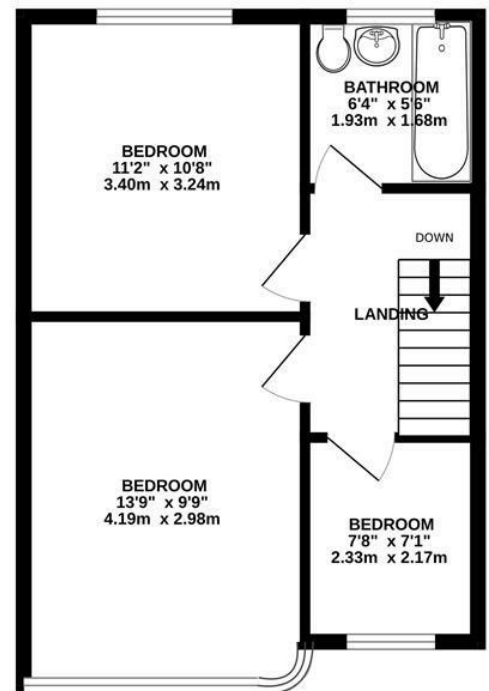
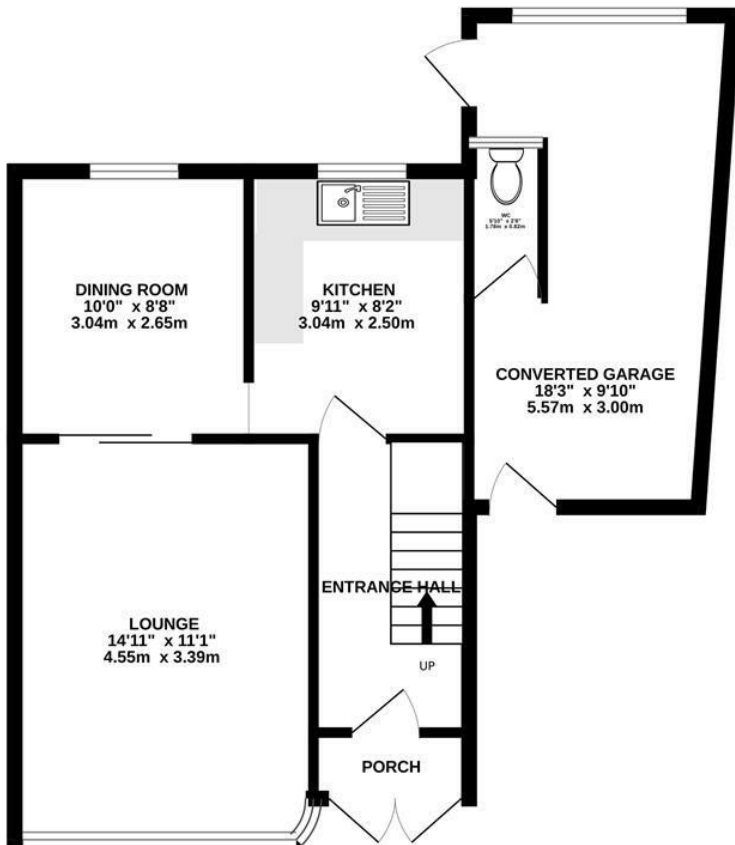
Tel: 01634730672





GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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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	

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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