



NICKLEBY CLOSE





Offers in Excess of £340,000 Freehold

## THE PROPERTY

Located in a quiet cul-de-sac position, this immaculately presented two double bedroom semi detached bungalow with detached garage is within easy reach of the historic high street and high speed services with direct links to London, making commuting effortless. The current owner has placed a lot of time and care into presenting this lovely home, offering a perfect blend of comfort and style and boasts tasteful decor throughout.

On entering it is very noticeable how bright and inviting the property is. The entrance hallway has vinyl karndean style flooring which follows through to the open plan living area with a contemporary style fitted kitchen which has a host of appliances to include: electric oven, hob, fridge/freezer, washing machine and dishwasher. This is beautifully styled with a cosy atmosphere overlooking the landscaped garden making it the perfect place to relax with family and chill after a long day.

The two double bedrooms are of a good size. The main bedroom is offered with contemporary style slide wardrobes. The shower room boasts a modern double shower with stylish fixtures and fittings.

The property also benefits from a landscaped garden which offers a variety of shrub borders and steps leading to the lawn area with raised seating area to relax with family and friends. There is also a secure gated access leading to the garage and driveway.

This truly is a lovely property and needs to be viewed to be appreciated. Please call the Walderslade Sales Team to book your viewing.



NICKLEBY CLOSE, ROCHESTER, KENT, ME1 2LE





**Open Plan Living/Kitchen/Diner**

23' 3" x 12' 1" (7.09m x 3.68m)

**Bedroom 1**

14' 3" x 11' 1" (4.34m x 3.38m)

**Bedroom 2**

9' 10" x 8' 6" (3.00m x 2.59m)

**Shower Room**

7' 2" x 6' 4" (2.18m x 1.93m)

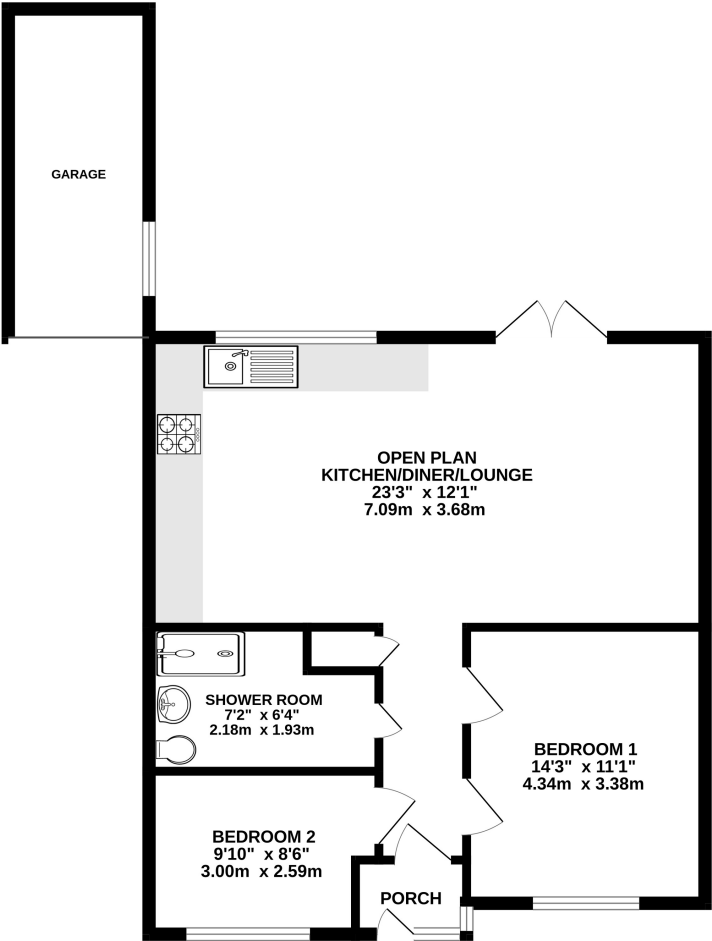




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GROUND FLOOR  
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.4 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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EFFICIENCY RATINGS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

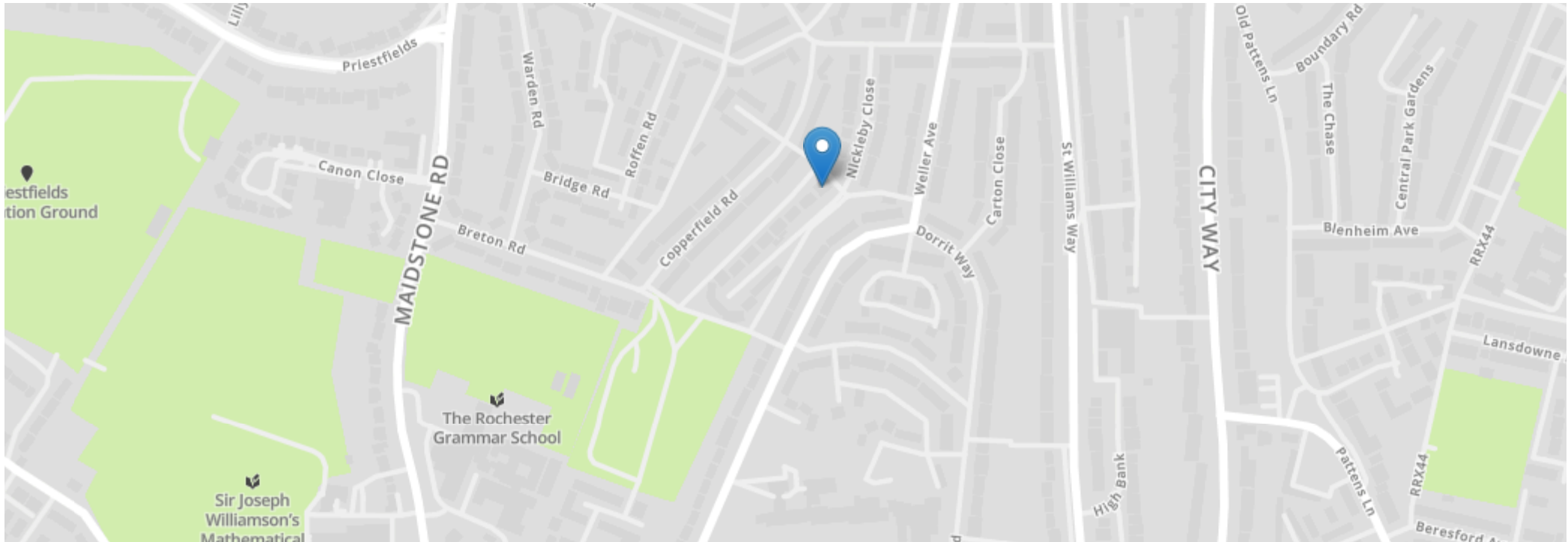
AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.

Local Authority

Medway  
Band C





## SITUATION

Historic Rochester offers a variety of historic buildings including Rochester Castle and Cathedral. The area also offers a variety of restaurants, coffee shops and bars. There is a selection of schools in the area including Rochester Grammar for girls and Sir Joseph Williamson Mathematical for boys, along with further secondary and Primary schools near by.

## DIRECTIONS

Heading North from Bluebell Hill A229. At Lord Lees Roundabout, take the 3rd exit onto the A229 slip road. Use the right lane to merge onto A229 via the slip road to Chatham/Rochester. At the roundabout, take the 2nd exit onto Maidstone Rd/A229. Turn left onto St. Williams Way. Turn left onto Jasper Avenue. Turn left onto Nickleby Close and the property will be on the right.





## Greyfox Prestige Walderslade

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