



Three Bedroom Terraced House
Haig Avenue, Rochester, Kent, ME1 2RX

Guide Price £325,000
Freehold

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Description

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Being offered with no forward chain is this three bedroom 1930s home with an opportunity to place your own creative stamp. Situated in a sought after location with highly recommended schools just a short distance away. It also has the benefit of local bus services into Rochester and Maidstone town centre.

On entering you are greeted by an entrance hallway with stairs to the first floor which follows through to a good size lounge and dining room with French doors leading out to the enclosed rear garden. The kitchen offers a range of fitted wall and base units with integrated hob and oven. Moving upstairs you have three good size bedrooms, the main bedroom with fitted wardrobes, and a family bathroom. Externally the rear garden is mainly laid to lawn with patio area and a variety of shrub borders. This is a lovely space to chill and is ideal for children to play safely. This is a lovely property for the first time buyer or growing family. Please call the Sales Team for further details.

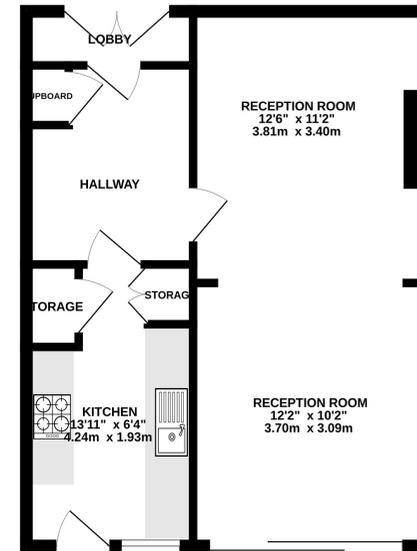
Key Features

- No Forward Chain
- Two Reception Rooms
- Close to Highly Recommended Schools
- Driveway to the Front
- Enclosed South Facing Garden
- An Ideal First Time Buyers Home
- Three Bedroom Mid-Terrace

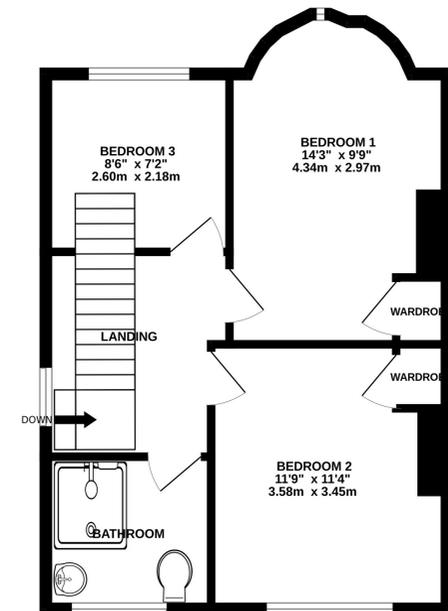
Local Area

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.

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



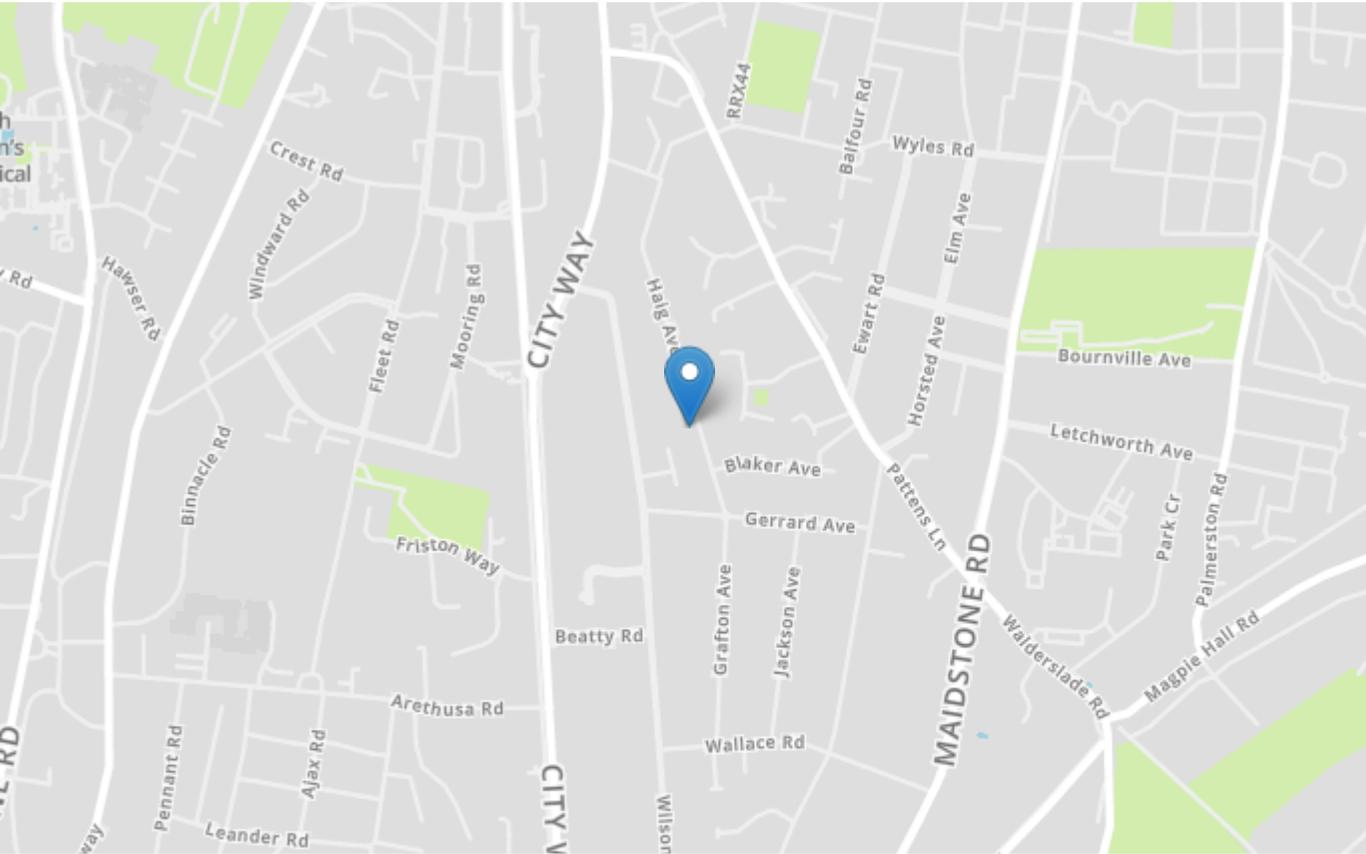
TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) approx.

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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Property Location

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure	Freehold
Lease Term	N/A
Ground Rent	N/A
Service Charge	N/A
Local Authority	Medway
Council Tax	Band C

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Agent Notes

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