



Three Bedroom End of Terrace House
Marley Way, Rochester, Kent, ME1 2LJ

£300,000
Freehold

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Description

£300,000 - £320,000 Being offered with no forward chain is this three bedroom end of terrace home with the opportunity to extend subject to relevant planning permissions. The property has been refurbished and is ready to move into, with a modern fitted kitchen, double glazing and new carpets throughout.

On entering you have an entrance porch leading through to the hallway which proceeds to a good size lounge which offers fitted open fire and surround. Also new modern fitted kitchen with a range of fitted wall and base units, integrated hob and oven and downstairs bathroom suite. Moving upstairs you are welcomed to three good size bedrooms. Externally, to the front you have a driveway to accommodate three cars and to the rear with double gates you have further parking. This leads to the rear garden which is presented with low maintenance. Also gated side access leading to the front. There is so much opportunity if wanting to extend, please call the Walderslade sales team for further information.

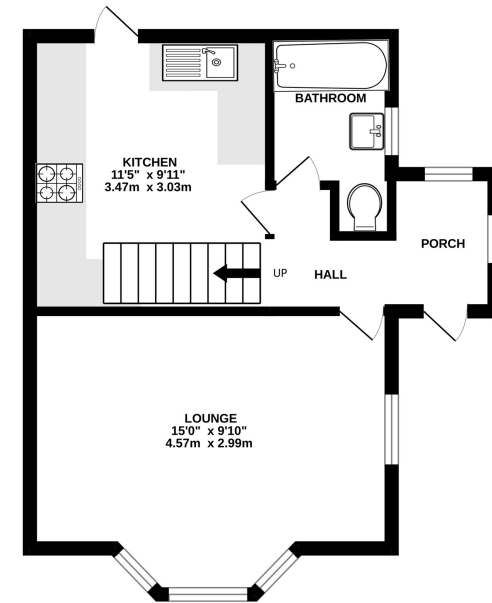
Key Features

- No Forward Chain and Ready to Move into
- Three Bed End of Terrace
- Opportunity to Extend (Subject to Relevant Planning Permission)
- Situated on Corner
- New Modern Fitted Kitchen
- Driveway to the Front and Rear
- Low Maintenance Garden

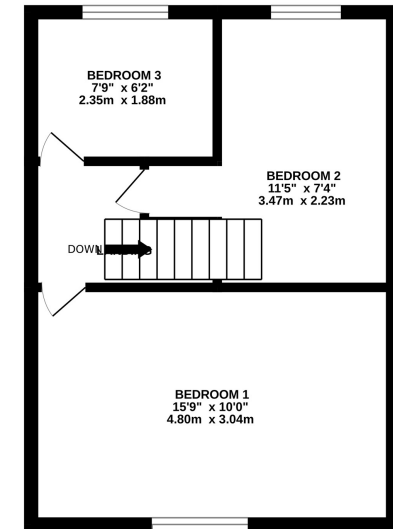
Local Area

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
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



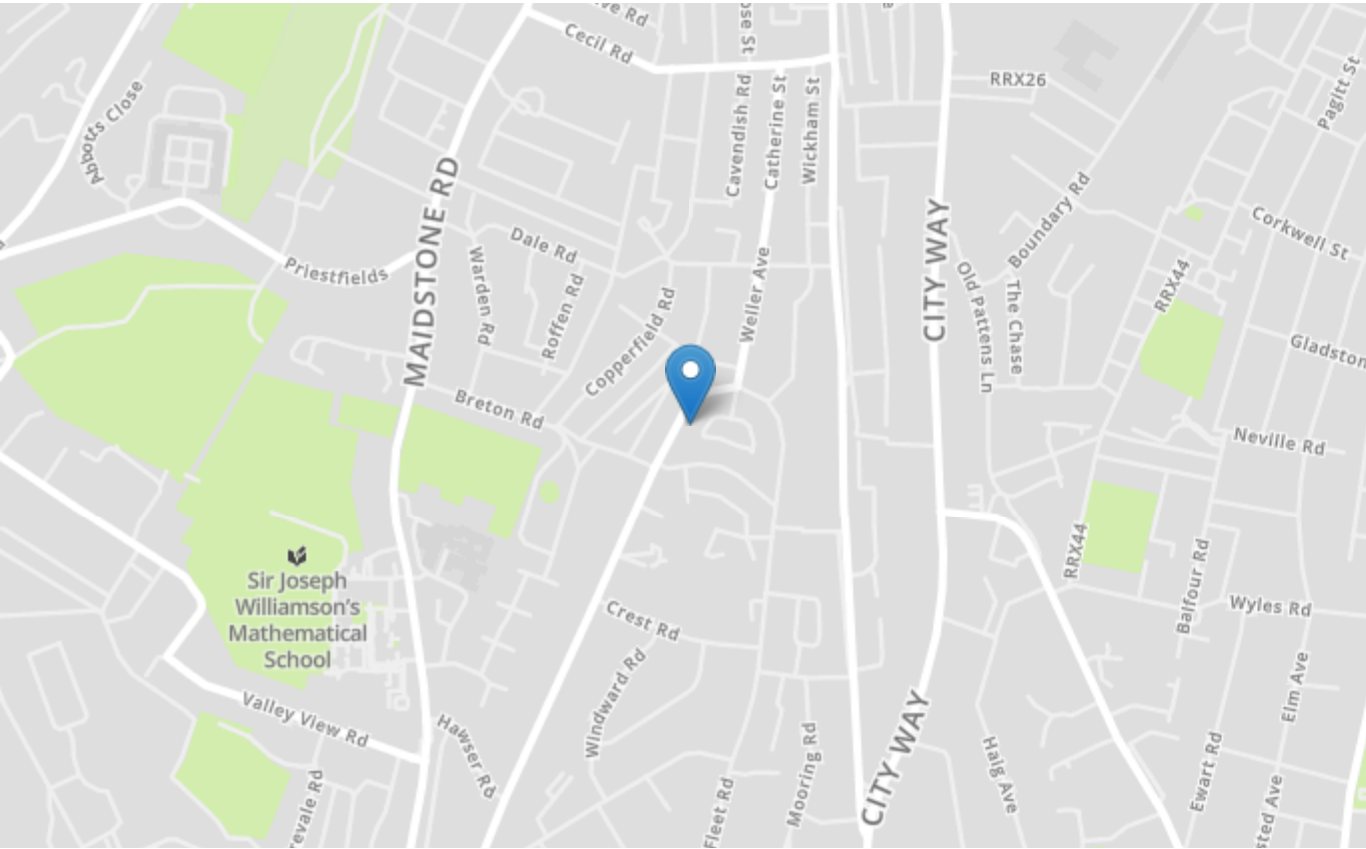
TOTAL FLOOR AREA : 671 sq.ft. (62.3 sq.m.) approx.


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 | | 83 |
| (69-80) | C | | |
| (55-68) | D | 67 | |
| (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 |

Greyfox Walderslade

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Agent Notes

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