Sealeys Walker Jarvis Est. 1851

5, Godfrey Close,
Rochester, ME2 3QS

Guide Price £290,000

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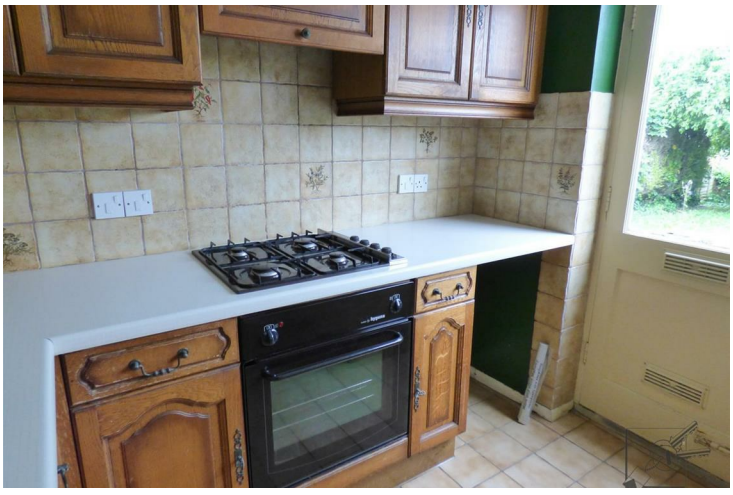
- Three Bedroom Semi Detached House
- In Need of Refurbishment
- Garage En-Bloc
- No Chain

5 Godfrey Close, Rochester, Kent, ME2 3QS



PROPERTY DESCRIPTION

This three bedroom semi detached property is situated on a small estate set back from the main road with en-bloc garage & scenic views at the rear. Offering immediate vacant possession this property has so much potential. With some careful thought & imagination this property could become your dream home.

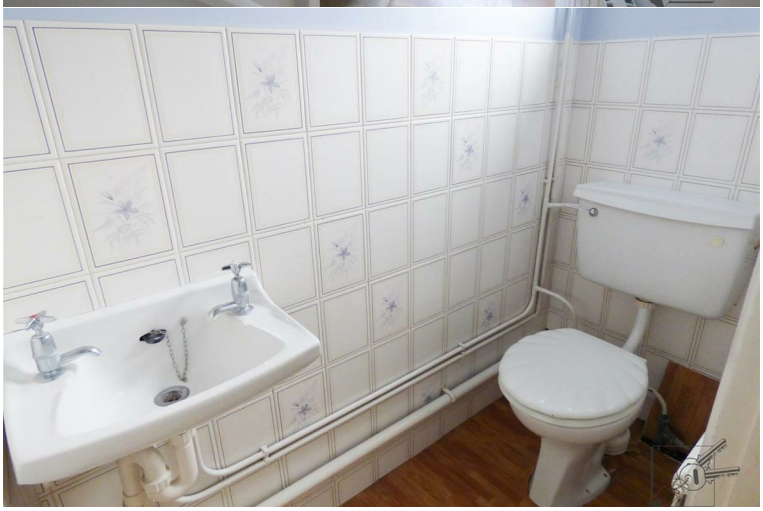
LOCATION

Quiet residential area away from town centre with local schools and shops in the vicinity. A short drive from local train stations and motor way links
Strood Rail Station | 0.95 miles
Higham Rail Station | 1.62 miles
Rochester Rail Station | 1.5 miles

M2 J2 | 1.65 miles
M2 J1 | 1.71 miles

FRONTAGE

A small decorative frontage with an array of shrubs and a concealed area for bin storage.



HALL/ENTRANCE

Wood and glass panelling front door with secondary glazing. Doors leading to lounge/dining area on left, with kitchen at the rear and cloakroom before the stairs. Fitted with a wall hung modern electric heater. (note: gas central heating condemned - newer electric heaters installed for heating) Storage cupboard under stairs housing the electric meter and consumer unit.

CLOAKROOM / WC

1.72m x 0.8m (5'7" x 2'7")

A downstairs cloakroom with part tiled walls with WC and wash basin, single glazed opaque window to front.

LOUNGE

7.09m x 3.69m narrowing to 2.53m (23'3" x 12'1" narrowing to 8'3")

An open plan living room with double aspect secondary glazed windows to front and rear, flooding the room with light. A wall hung electric heater and a decorative sandstone effect fireplace with electric fire.

KITCHEN

2.94m x 2.28m (9'7" x 7'5")

Fitted with a range of wall and base units with a roll top worksurface. Built in electric oven, gas hob and extractor, with tiled splashback. One and a half bowl stainless steel sink and drainer with glazed window over, out to garden. Built in washer/ dryer and space for under counter fridge. Wood and glazed door leading into garden.

STAIRS/LANDING

Stairs to ground floor, loft hatch for access to loft. Storage cupboard housing the immersion hot water cylinder. Doors leading to bedrooms and bathroom.

BEDROOM 1

3.24m x 3.24m plus wardrobe (10'7" x 10'7" plus wardrobe)

Largest of the 3 bedrooms, this double bedroom, with exposed wooden floor boards has ample space for bedroom furniture, built in double wardrobe with sliding doors and a wide single glazed window out to front.

BEDROOM 2

2.98m x 2.96m plus wardrobe (9'9" x 9'8" plus wardrobe)

A double bedroom with secondary glazed window to rear and scenic views over the open countryside, built in wardrobe with sliding doors.

BEDROOM 3

2.32m x 2.23m narrowing to 1.28m (7'7" x 7'3" narrowing to 4'2")

A third bedroom at front of the property with built in cupboard over the stairs. Single glazed window to front.

BATHROOM

2.57m x 2.01m (8'5" x 6'7")

A part tiled bathroom with painted floor boards. Bath with shower mix-taps, close coupled WC and wash basin. Single glazed opaque window out to rear.

GARDEN

Door leading from kitchen into garden with a patio area adjacent to the property. Mainly laid to lawn, with shrubs and bushes. A small wooden shed located to left hand side of the garden. Side pedestrian access with a gate leading to the front of the property.

GARAGE

Single garage en-bloc ideal for parking/storage.

TENURE

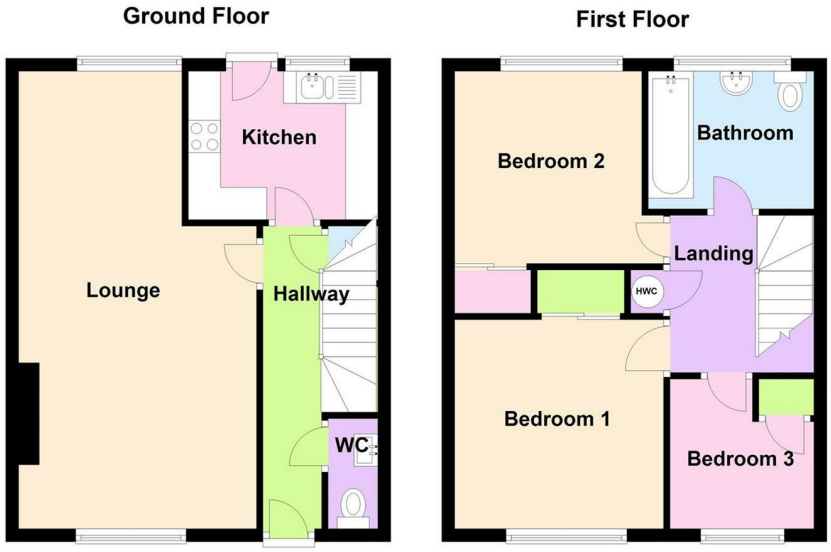
Freehold

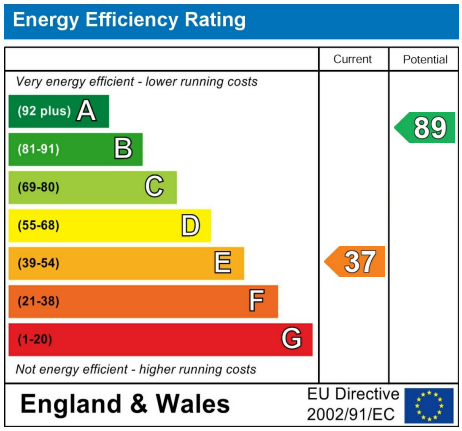
SERVICES

Mains gas, electricity, water and drainage
Council Tax Band D - Medway Borough Council 2022-2023
£1,902.24
EPC rating F
Broadband superfast up to 45mbps

AGENTS NOTE

Cladding (assumed UPVC) to front and rear elevations





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