



1c, Columbine Road,  
Rochester, ME2 2XZ

Guide Price £260,000



- Refurbished 2 bedroom home
- Large garden

- New kitchen and bathroom
- Popular location



## 1c Columbine Road, Rochester, Kent, ME2 2XZ



### PROPERTY DESCRIPTION

This two bedroom property has just been completed and is now a delightful, move in ready family home - with the benefit of a conservatory and large garden. The kitchen and bathrooms are highlights of the property and generally, the decor has been kept neutral so you can put your own stamp on this great home. It is ideal for investors and those wishing to live in a great location and not have to worry about updating. This property is sure to receive a lot of interest, so booking a viewing should be done quickly.

### LOCATION:

Situated in a residential location, on a bus route with primary and secondary schools within the catchment area. There are local shops and facilities near by and Strood Town Centre is just a short ride away. Strood railway station offers services to London, the Medway towns and the Kent coast, making it ideal for commuters. The historic town of Rochester is just a bus or car ride away where you can visit the Castle and Cathedral, along with many shops, restaurants and bars. The A2, M2, M20 and M25 are easily accessed for those who drive.



### FRONTAGE

A small frontage of mainly laid to lawn with side pedestrian access with a large shrub concealing the property from the main Rd. A few steps down leading to the dark grey wood effect upvc door opening in to...

### HALL

Ideal for coats and shoes with a storage cupboard housing the consumer unit and electric meters and doors leading to....

### LOUNGE

4.19m x 3.90m narrowing to 3.15 (13'8" x 12'9" narrowing to 10'4")

A spacious lounge with a large double glazed window to front, allowing ample light into the room and opening where the fireplace once was ideal for ornaments or electric fireplace. An open under stair cupboard with shelving for additional storage and stairs leading to 1st floor.



### KITCHEN

3.71m x 2.82m (12'2" x 9'3" )

A newly fitted range of grey wall and base units with a wood effect roll top work surface. Built in oven, hob and extractor, single bowl, stainless steel sink and drainer with double glazed window over into Conservatory. Space for undercounter washing machine, a wall hung tall dark grey radiator.

A built in storage cupboard Ideal to be turned into a pantry and an additional cupboard housing the Combi condensing boiler. A wooden glazed door opening in two.



### CONSERVATORY

3.55m x 2.84m (11'7" x 9'3")

With glass panels surrounding two sides of the room, this is perfect for summer, with ideal space for some furniture or a dining table and chairs. A sliding double glazed door out to garden.

### FIRST FLOOR LANDING

Double glazed window out to garden a wall hung tall dark grey radiator and wooden doors leading to...

### BEDROOM ONE

4.22m x 3.15m (13'10" x 10'4")

A spacious double bedroom with double aspect, double glazed windows. A generous built in cupboard over the stairs for additional storage.

### BEDROOM TWO

3.30m x 2.82m (10'9" x 9'3")

Another double bedroom with double glazed window out to front, carpet, flooring, radiator and a built in storage cupboard





### BATHROOM

1.81m x 1.68m (5'11" x 5'6")

Laminate flooring with tiled walls, mixer tap shower over bath with glazed shower screen, basin with vanity unit, a concealed cistern WC. Opaque double glazed window outside garden.

### REAR GARDEN

A generous sized rear garden of mainly laid lawn, small patio area adjacent to the property with an array of trees and shrubs towards the rear of the garden all enclosed by wood fencing. A brick built storage shed ideal for garden storage.

### SERVICES

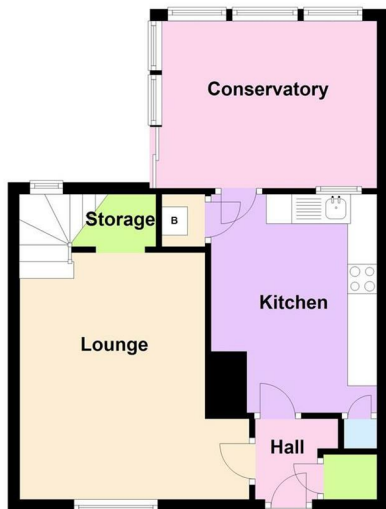
Mains gas, electricity and drainage

Council Tax Band B - Medway Council 2021/2022

£1434.56 pa



Ground Floor



First Floor



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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