

**For Sale:**  
**3 Bedroom Semi-Detached House**  
**Price: £350,000**



Property Sales and Management



**For Sale**  
**Haig Avenue**  
**Rochester ME1**  
**Price: £350,000**

**E & C Estates: present this 3 Bedroom House For Sale In Rochester ME1**

**Viewing by appointment only**  
**E & C Estates**  
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### **\*\*\*3 Bedroom Semi-Detached House For Sale In Rochester ME1\*\*\***

New to the sales market is this spacious **THREE BEDROOM SEMI-DETACHED HOUSE** in Rochester ME1. Set over 2 floors this well presented house has 3 double bedrooms, 2 reception rooms, 3 separate bathrooms, Modern fitted kitchen and large well presented private garden to rear of property.

On the ground floor is a good sized living room with bay window to front allowing plenty of light into property, second well presented reception area with access to rear garden, the modern fitted kitchen comes with integrated dishwasher, stainless steel hob/oven and extractor fan, stainless steel double sink with modern mixer tap, range of base and top cabinets, 3 piece modern bathroom.

Up the carpeted staircase onto the first floor you will find 3 double rooms, one with En-suite shower room and a separate 3 piece shower room in the hallway.

Added bonus include off street parking for 3 cars, Double Glazed windows, Gas Central heating, wood laminate flooring, 2 good size storage sheds in garden, side access to garden, utility area and En-suite Bathroom.

**EPC:TBC**

**Council Tax Band: D**

#### **Ground Floor**

**Kitchen: 16'1" x 8'9" (4.9m x 2.7m)**

**Dining Room: 25'3" x 8'2" (7.7m x 2.5m)**

**Living Room: 15'1" x 11'6" (4.6m x 3.5m)**

**Ground Floor Bathroom: 8'5" x 7' 4" (2.6m x 2.3m)**

#### **First Floor**

**Bedroom One: 15'7" x 11'6" (4.8m x 3.5m)**

**Bedroom Two: 15'7" x 11'4" (4.8m x 3.5m)**

**Bedroom Three: 15'6" x 9'0" (4.8m x 2.7m)**

**Shower Room: 6'0" x 5'3" (1.8m x 1.6m)**

**En-Suite Shower Room: 8'1" x 4'1" (2.5m x 1.2m)**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.