



20 Bryant Road

Rochester, ME2 3EW

GREENLEAF PROPERTY SERVICES are delighted to present this three bedroom mid-terrace house to the market, in Strood, Rochester, bursting with potential. Whilst the property has been well cared for by the current owner-investor for many years, it would now benefit from a refurbishment and update throughout, subject to the new owners wishes. This family home with potential is enviably located a short walk to town and all amenities, the station with fast trains to London, highly regarded local schools for all age groups, and all A2/M2/M20 road links.

The layout briefly consists of: Lounge, dining room, through to kitchen and bathroom W/C. The compact upstairs landing gives access to three good size bedrooms, with the third off the second. Whether you are a first-time buyer or an investor looking to add to your portfolio, this is an opportunity not to be missed, we therefore recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade awaited. Council Tax Band B.

Offers In The Region Of £245,000

20 Bryant Road

Rochester, ME2 3EW



- POPULAR LOCATION
- GROUND FLOOR BATHROOM W/C
- COURTYARD GARDEN
- EPC AWAITED / FREEHOLD
- THREE BEDROOMS (THIRD OFF THE SECOND)
- IDEAL FIRST PURCHASE/INVESTMENT
- CLOSE TO TOWN CENTRE AND STATION
- TWO RECEPTION ROOMS
- CELLAR
- COUNCIL TAX BAND B

Lounge

13'6" x 12'10" (4.13 x 3.93)

Dining Room

12'11" x 10'9" (3.96 x 3.29)

Cellar

13'0" x 11'5" (3.97 x 3.48)

Kitchen

9'3" x 6'6" (2.83 x 2.0)

Bathroom W/C

8'2" x 6'1" (2.50 x 1.87)

First Floor

Entrance to loft.

Bedroom

13'0" x 11'2" (3.97 x 3.42)

Bedroom

13'0" x 10'10" (3.98 x 3.321)

Bedroom

9'3" x 6'6" (2.84 x 2.0)

Rear Graden

Courtyard style.

Agents Note

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. Any 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, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

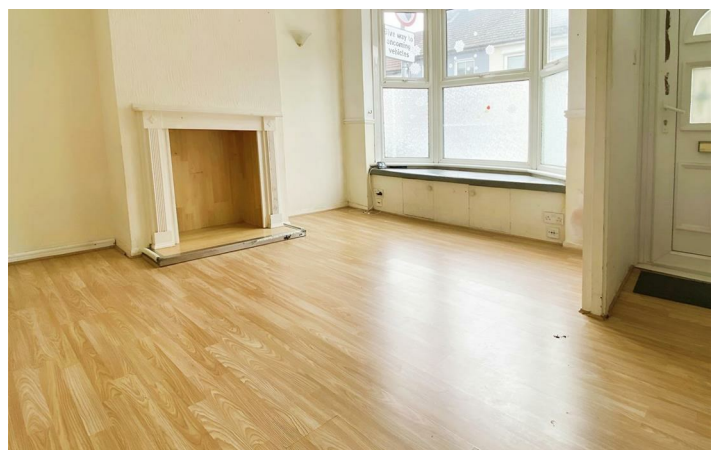
Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.



Directions

Tel: 01634730672

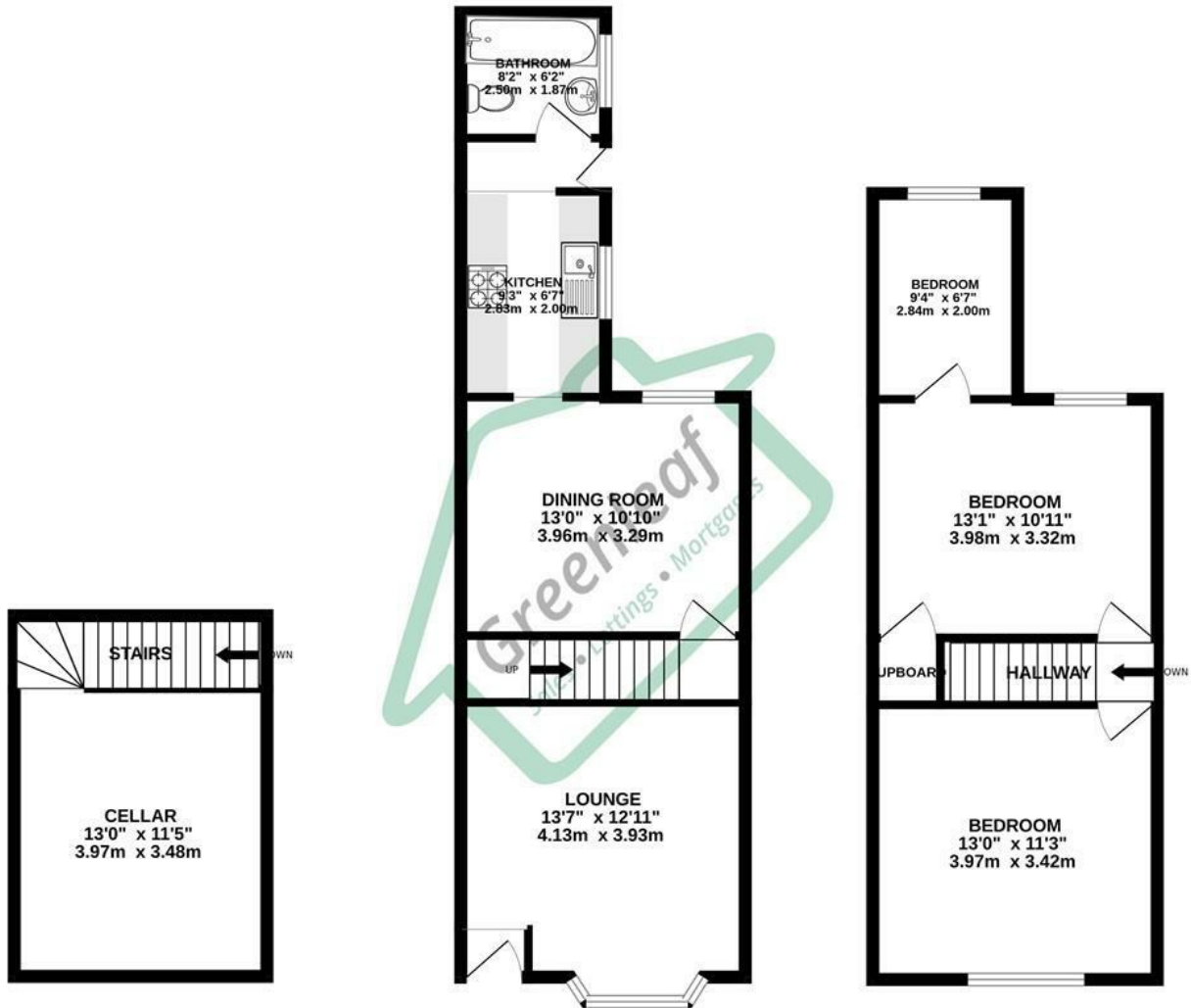




BASEMENT
186 sq.ft. (17.3 sq.m.) approx.

GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.