



Ross Street | | Rochester | ME1 2DF

£295,000



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£295,000 - £300,000.

Nestled in the heart of Rochester, this charming two-bedroom freehold house on Ross Street perfectly balances period character with modern convenience. Built in 1900, the property spans approximately 883 sq. ft. and offers versatile living spaces ideal for first-time buyers, young families, or professionals seeking a well-connected home in a historic setting.

The ground floor boasts a spacious through reception room, offering flexibility for both relaxing and entertaining. The kitchen is practical in design, with scope to personalise and create a space tailored to your lifestyle.

Upstairs are two well-proportioned bedrooms and a family bathroom. Additionally, there is a loft room with

- Garage
- No Onward Chain
- Two Double Bedrooms
- Close to Rochester Station

### Lounge/Diner

23'5" x 12'1" (7.14m x 3.69m)

This spacious lounge and dining room features light wood flooring and white walls, creating a bright and airy atmosphere. Natural light fills the space through a front-facing bay window, while a simple fireplace adds a subtle focal point. The staircase leading to the upper floors is positioned to one side, enhancing the room's open feel.

### Kitchen

12'4" x 7'2" (3.76m x 2.18m)

The kitchen is bright and efficient, fitted with light wood cabinets and dark countertops. A window above the sink allows natural light to flood in, and the floor is tiled in a dark material providing contrast and easy maintenance. The layout offers good worktop space and storage, ideal for everyday cooking needs.





### **WC**

3'3" x 2'9" (0.99m x 0.83m)

This cloakroom features a white toilet and a small hand basin with tiled splashbacks. The room is compact yet practical, finished with neutral tones and a louvred door to a cupboard or storage area, perfect for convenience on the ground floor.

### **Bedroom 1**

12'1" x 10'8" (3.69m x 3.24m)

The main bedroom is generous in size, enjoying plenty of natural light from two large windows at the front. The room is simply presented with neutral carpeting and white walls, offering a blank canvas ready to suit a variety of styles and furnishings.

### **Bedroom 2**

11'1" x 7'1" (3.37m x 2.15m)

The second bedroom is slightly smaller, featuring a single window and neutral decor. It benefits from a calm and bright environment, ideal for a child's room, study, or guest room.

### **Bathroom**

10'0" x 7'2" (3.05m x 2.18m)

The bathroom is generously proportioned and modern, with a combination of a bath and separate shower enclosure. The walls and floor are fully tiled in grey, with a window allowing natural light. The suite includes a white basin and toilet, complemented by a heated towel rail and a contemporary vertical radiator.

### **Loft Room**

10'10" x 10'10" (3.31m x 3.30m)

The loft room offers a bright and versatile space with a velux window providing natural light. The room is carpeted in a neutral tone and has white walls, making it an ideal area for use as a bedroom, office, or hobby room.

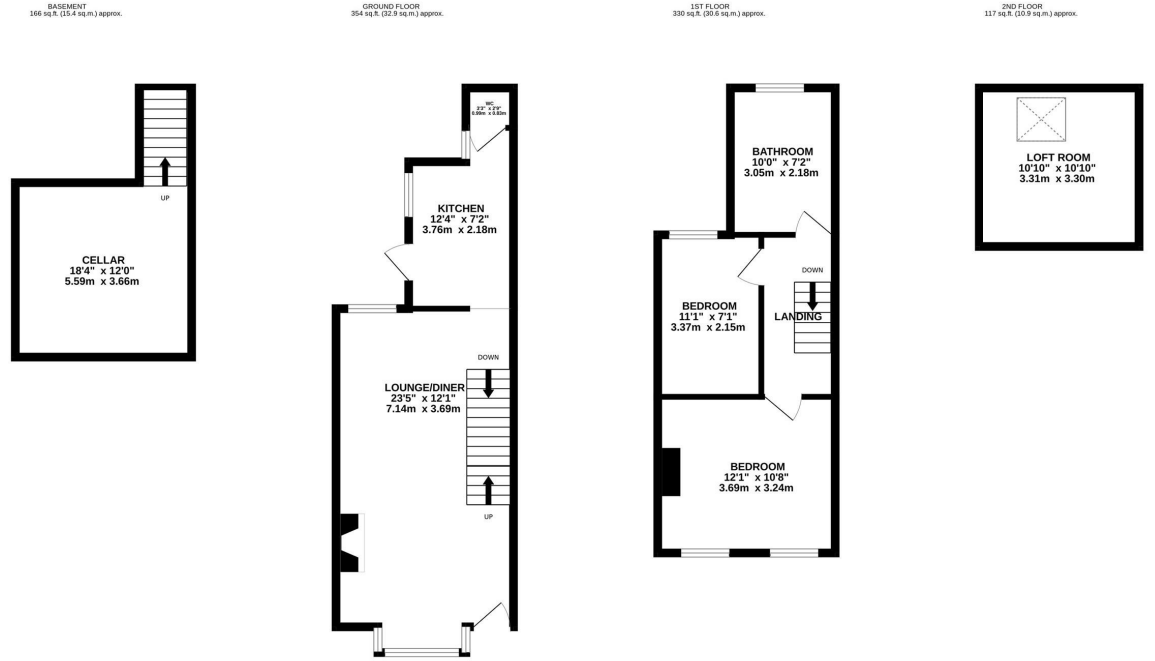
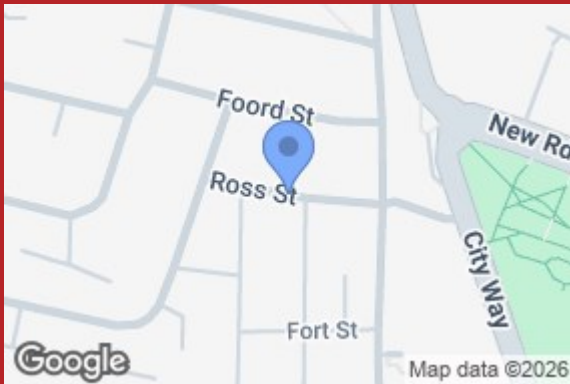
### **Rear Garden**

The garden extends a generous length from the back of the house, mostly laid to lawn and enclosed by wooden fencing and brick walls. It features mature planting along the sides, offering a private and peaceful outdoor space perfect for relaxing or gardening.

### **Cellar**

18'4" x 12'0" (5.59m x 3.66m)

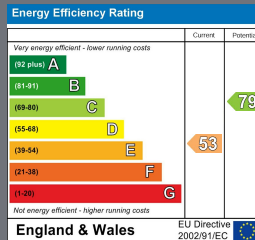
The cellar is a spacious, raw space with exposed brick walls and wooden beams overhead. It provides excellent storage or potential for conversion, with its solid floor and light provision from a single bulb.



TOTAL FLOOR AREA: 967 sq.ft. (89.9 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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