



Ross Street | | Rochester | ME1 2DF

Offers invited £270,000





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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.

**Lounge/Diner**  
23'5" x 12'1" (7.14m x 3.69m)

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

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

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

**Bedroom 2**  
11'1" x 7'1" (3.37m x 2.15m)

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

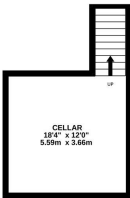
**Loft Room**  
10'10" x 10'10" (3.31m x 3.30m)

**Rear Garden**

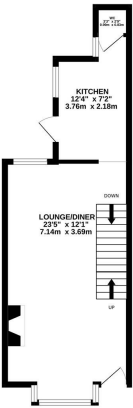
**Cellar**  
18'4" x 12'0" (5.59m x 3.66m)



Basement  
288 sq. ft. (26.7 sq. m.) approx.



Ground Floor  
254 sq. ft. (23.6 sq. m.) approx.



1st Floor  
230 sq. ft. (21.3 sq. m.) approx.



2nd Floor  
117 sq. ft. (10.8 sq. m.) approx.



TOTAL FLOOR AREA: 967 sq. ft. (89.9 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other parts 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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