



St. Peter Street | | Rochester | ME1 2DE

Asking price £325,000



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Situated within one of Rochester's most sought-after residential locations, Machin Lane Estate Agents are delighted to present this beautifully refurbished three-bedroom bay-fronted end of terrace home in the highly desirable ME1 postcode.

Beautifully maintained and upgraded by the current owners, this stylish period property offers spacious and versatile accommodation arranged across three floors, making it ideal for first-time buyers, professionals, growing families, and London commuters alike.

The accommodation briefly comprises a welcoming entrance hallway leading into a bright bay-fronted lounge which flows seamlessly into the spacious open-plan kitchen/dining area to the rear. The modern kitchen provides excellent storage and workspace together with double doors opening onto the rear patio and garden, creating an ideal space for entertaining and family living. A further doorway leads down to the

Hallway

11'2" x 5'7" (3.40m x 1.7m)

The entrance hallway welcomes you with a clean and bright space featuring wooden flooring and a staircase with a classic black banister leading to the upper floor. Simple shelving and a small cabinet add practical storage without crowding the area.

Lounge

13'5" (Into Bay) x 11'6" (4.10m (Into Bay) x 3.50m)

This cosy lounge boasts a bay window fitted with white plantation shutters that flood the room with natural light. The space is tastefully arranged with a deep blue sofa and matching ottoman on a complementing blue rug. A traditional fireplace adds charm, framed by shelving and filled with books and personal touches, creating a warm and inviting feel.



Situated within one of Rochester's most sought-after residential locations, Machin Lane Estate Agents are delighted to present this beautifully refurbished and deceptively spacious three-bedroom bay-fronted end of terrace home, ideally positioned within the highly desirable ME1 postcode.

Lovingly improved and exceptionally well maintained by the current owners, this charming period property combines stylish modern presentation with versatile accommodation arranged across three floors. Perfect



Kitchen/Diner

16'5" x 11'6" (5.00m x 3.50m)

The kitchen/diner is a spacious, bright area with cream cabinetry and wooden worktops, blending classic and modern styles. The room comfortably holds a dining table with seating for six and benefits from French doors that open out to the rear garden, providing an easy flow for indoor and outdoor living. The kitchen is well-equipped with an oven, hob, and ample storage, making it ideal for both cooking and entertaining.

Bedroom 1

11'2" x 10'2" (3.40m x 3.10m)

Bedroom 1 is a comfortable double room featuring a large window with plantation shutters that bring in plenty of natural light. The soft grey carpeting and neutral tones create a restful atmosphere, complemented by built-in wardrobes offering useful storage.

Bedroom 2

11'10" x 8'6" (3.60m x 2.60m)

Bedroom 2 provides a bright and airy space with a large window overlooking the street. The room includes fitted wardrobes with wooden doors and a light-coloured carpet, making it a practical and pleasant room for various uses.

Bedroom 3

8'10" x 7'7" (2.70m x 2.30m)

Bedroom 3 is a smaller room suitable as a single bedroom or study, featuring a window that fills the space with natural light and light carpeting underfoot.

Bathroom

7'3" x 6'1" (2.20m x 1.85m)

The bathroom presents a clean and practical space with a white suite comprising a bath with shower, pedestal basin and WC. A frosted window allows light in while maintaining privacy, and neutral tiling complements the simple decor.

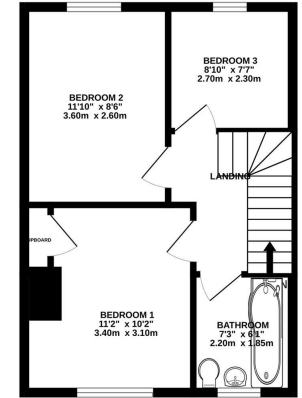
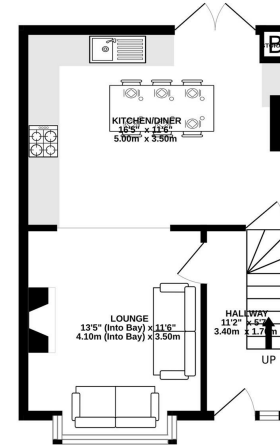
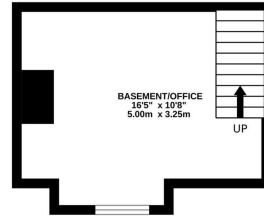
Basement/Office

16'5" x 10'8" (5.00m x 3.25m)

The basement/office is a versatile downstairs space carpeted in a neutral grey, currently arranged as a home office and leisure area. It benefits from natural light through a window and offers plenty of room for working or relaxing away from the main living areas.

Rear Garden

The rear garden is a low-maintenance outdoor space featuring a paved patio area ideal for dining or relaxing. Beyond this is a gravelled section bordered with greenery, including a leafy hedge and some planted flower pots. The garden is private and enclosed, perfect for enjoying outdoor space with a quiet, leafy feel.



TOTAL FLOOR AREA: 925 sq.ft. (85.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) 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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