



Bryant Road | Rochester | ME2 3EW

Asking price £325,000



Bryant Road | Rochester | ME2 3EW

Asking price £325,000

A beautifully renovated three-bedroom period terraced home, finished to an exceptional standard and offered with no onward chain. The current owners have completed a comprehensive, high-quality refurbishment, including a new boiler, full electrical rewire, new double glazing, and new front and rear doors, creating a true turnkey property.

The home blends character and contemporary living, beginning with a striking entrance hallway featuring William Morris designer wallpaper. The front living room offers a cosy retreat with an open fireplace, while to the rear sits a bespoke, hand-built kitchen, hand-painted in Farrow & Ball 'Lichen', flowing into a practical utility room with space for multiple appliances. A stylish ground-floor bathroom with a large walk-in shower completes the level.

- Chain Free
- 2 Bathrooms
- New Boiler and Windows throughout
- Basement Conversion
- Loft Conversion
- Walking distance to nurseries and schools
- Walking distance to shops and Strood and Rochester Station
- Ideal family home
- Viewing recommended

Living Room

12'9" x 11'6" (3.88m x 3.50m)

Kitchen/Diner

14'1" x 10'10" (4.30m x 3.31m)

Utility Room

10'11" x 8'1" (3.32m x 2.46m)

Bedroom 1

14'6" x 11'1" (4.42m x 3.38m)

Bedroom 2

10'11" x 6'10" (3.32m x 2.08m)

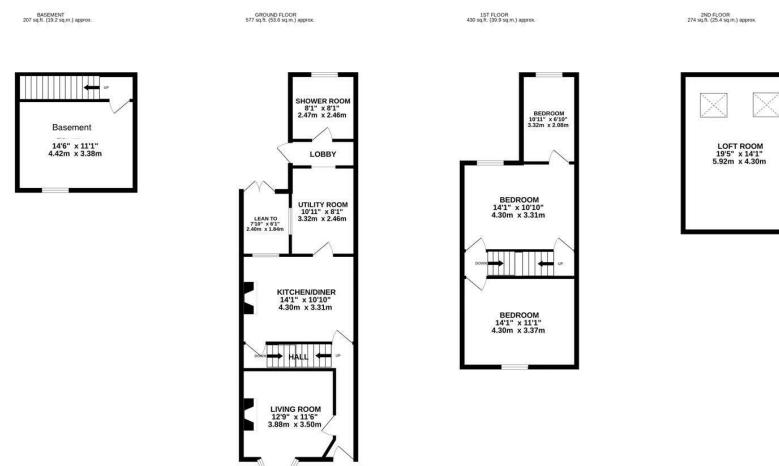
Shower Room

8'1" x 8'1" (2.47m x 2.46m)

Bedroom 3

14'1" x 11'1" (4.30m x 3.37m)

Front Exterior



Whilst every attempt has been made to ensure the accuracy and completeness of the information contained in this document, no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions and areas given in this plan have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrespace 2000

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 90 |
| (81-91) | B | | 72 |
| (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 | |

2B Crow Lane
Rochester
Kent

ME1 1RF

01634 829080

admin@machin-lane.co.uk

<https://www.machin-lane.co.uk/>