



Bryant Road | | Rochester | ME2 3EW

Asking price £325,000



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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
- New Boiler and Windows throughout
- Walking distance to nurseries and schools
- Ideal family home
- 2 Bathrooms
- Basement Conversion
- Walking distance to shops and Strood and Rochester Station
- 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)

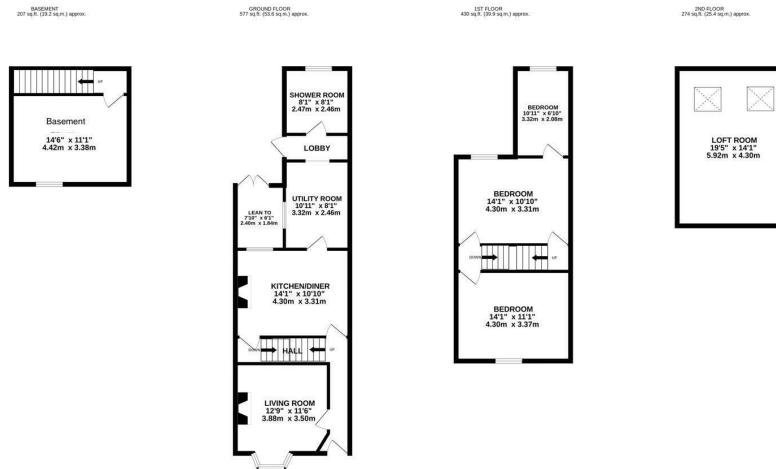
**Shower Room**

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

**Bedroom 3**

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

**Front Exterior**



TOTAL FLOOR AREA: 1487 sq.ft. (138.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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		90
(81-91)	B		
(69-80)	C	72	
(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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