



Bryant Road | | Rochester | ME2 3EW

Guide price £275,000



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Guide Price £275,000 - £325,000

Situated on popular Bryant Road, this charming four-bedroom terraced house combines period character with modern practicality. Built in 1883 and spanning approximately 1,033 sq. ft., the property offers versatile space ideal for families, professionals, or those needing a home office.

The ground floor features a welcoming bay-fronted living room with traditional fireplace, creating a cosy space to relax or entertain. To the rear, the spacious kitchen/diner is fitted with sage green cabinetry, wooden worktops, and room for family dining. A separate utility room, finished to match the kitchen, provides valuable storage and laundry facilities – a rare and practical feature.

- 4 spacious bedrooms
- Cosy reception room
- Historic charm from 1883
- Close to local amenities
- Ideal family home
- 1 modern bathroom
- Terraced house style
- Located on Bryant Road
- Easy access to transport
- 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)

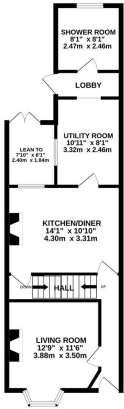
Front Exterior



REAR EXTERIOR
207 sq.ft. (20.2 sq.m.) approx.



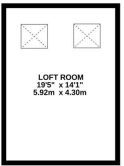
GROUND FLOOR
577 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR
274 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA: 1,487 sq.ft. (138.2 sq.m.) approx.

While 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		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		Not energy efficient - higher running costs
(1-20) G		
England & Wales		EU Directive 2002/91/EC

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