



# 15 The Spires

Rochester ME2 2PY

**Offers Around £300,000**



**\*\*REFURBISHED THROUGH-OUT\*\*NO FORWARD CHAIN\*\*PARKING FOR THREE CARS VIA REAR DRIVE\*\***

Situated in the area of The Spires, Strood, this charming refurbished end-terrace house offers a perfect blend of modern living and convenience and is offered with NO FORWARD CHAIN . Spanning an impressive amount of square feet, this property has been fantastically refurbished to a high standard, making it an ideal home for families or professionals alike. Upon entering, via an entrance area, you are greeted by a spacious lounge that offers access into a contemporary kitchen diner, which stretches the width of the house. This layout not only enhances the sense of space but also provides an inviting atmosphere for entertaining guests or enjoying family meals. The kitchen offers direct access to the rear garden, which features a delightful combination of decking and lawn, perfect for outdoor relaxation or summer barbecues. The first floor boasts two generously sized double bedrooms, providing ample space for rest and relaxation. A well-appointed family bathroom completes this level, ensuring that all your needs are met. One of the standout features of this property is the added convenience of a driveway, accessible via the rear, which is a rare find in this area. Additionally, the home is offered with no forward chain, allowing for a smooth and hassle-free purchase. Situated close to a variety of amenities, including schools, shops, and bus routes, this property is ideally located for those seeking both comfort and accessibility. With a council tax band B, this home presents an excellent opportunity for buyers looking to settle in a vibrant community. Don't miss the chance to make this beautifully refurbished house your new home.



## Area Map



## Floor Plans

**Ground Floor**

**Approximate total area<sup>(1)</sup>**  
655 ft<sup>2</sup>  
60.8 m<sup>2</sup>

**Reduced headroom**  
15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

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**Floor 1**

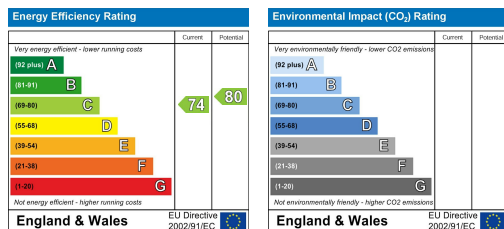
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No appliances or fittings have been tested by MMS. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or items contained.

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