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19 Brissenden Close

Rochester, ME2 4XW

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented one bedroom freehold end-of-terrace house to the market, in the highly sought-after location of historic Upnor, Rochester. Available with NO ONWARD CHAIN, and boasting a spacious conservatory/entrance porch, open-plan lounge/diner and kitchen to the ground floor, a good size double bedroom and bathroom to the first floor, off road parking, and a private garden and patio area complete with storage shed, this stunning property is simply ready to move into and unpack! The property has further benefitted from a recent refurbishment and redecoration throughout, with the stylish modern kitchen and conservatory fitted in recent years, and there are also plenty of built-in storage options. Nestled privately in this peaceful and quiet residential Close a 2 minute walk to the marina and stunning riverside views, we recommend viewing this unique and rarely available property at your earliest convenience to avoid disappointment.

The layout briefly comprises of: Impressive conservatory/entrance porch into the open-plan lounge/diner, which is in turn open-plan to the kitchen, separated by a feature breakfast bar; There is a large storage cupboard and plenty of built-in under-stairs shelving options; Upstairs there is an open-plan landing into the bedroom with further storage area, built-in wardrobes, and a doorway into the spacious bathroom.

Located within a short walk of the historic cobbled Upnor High Street on the banks of the river opposite the Naval Dockyard, nearby public houses, Upnor Castle, the beautiful marina, and fantastic countryside walks are all a walk away, whilst A2/M2/M20 road links to London and coast are just a short drive away. Historic Rochester and Strood offer fast train services to London, a wealth of restaurants, bars, boutiques, shopping, supermarkets, leisure facilities, and a range of highly regarded schools for all age groups.

Price Guide £215,000

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- ONE BEDROOM FREEHOLD HOUSE WITH NO CHAIN!
- OPEN-PLAN LOUNGE/DINER
- DOUBLE BEDROOM WITH SPACIOUS BATHROOM
- EPC GRADE C / COUNCIL TAX BAND B / FREEHOLD
- STUNNING SOUGHT-AFTER UPNOR LOCATION A SHORT WALK TO MARINA
- OFF ROAD PARKING AND PRIVATE GARDENS FRONT AND SIDE
- WALK TO HISTORIC UPNOR HIGH STREET, RIVER AND CASTLE
- IMPRESSIVE CONSERVATORY/ENTRANCE PORCH/STYLISH KITCHEN WITH BREAKFAST BAR
- STYLISH KITCHEN AND CONSERVATORY AND RECENT REFURBISHMENT
- CLOSE TO ALL A2/M2/M20 ROAD LINKS, STROOD, DOCKSIDE AND ROCHESTER

Conservatory/Entrance Porch

5'10" x 5'4" (1.8m x 1.65m)

A high quality conservatory/entrance porch area with stylish grey vinyl flooring and fitted blinds, providing a spacious entrance area with plenty of space for shoes and coats, or alternatively a lovely peaceful and quiet place to enjoy a morning/evening refreshment, as did the previous owners.

Lounge/Diner

14'7" x 8'8" (4.45m x 2.65m)

Spacious room with windows front and side with fitted blinds, attractive neutral floor tiles and white walls (all newly refreshed), open-plan to kitchen but separated by feature breakfast bar. Recently re-varnished wooden stairs with built-in storage shelves and space for fridge-freezer underneath lead up to the bedroom and bathroom.

Kitchen

14'7" x 5'10" (4.45m x 1.8m)

High quality kitchen with good range of grey gloss cupboards to wall and floor, modern basin, recently serviced boiler located here, contrasting Quartz "marble-effect" worktop with striking splashback panels, window and fitted blind, electric hob, oven and microwave. To the side, there is a large storage cupboard with plumbing for washing machine.

Bedroom

14'7" x 14'7" to 9'2" (4.45m x 4.45m to 2.8m)

Spacious double bedroom with new wood-effect laminate flooring and white walls, window to side with partial river views, further window to front of property, built-in wardrobes and cupboards, further extensive storage options on open-plan landing area.

Bathroom

7'10" x 5'4" (2.4m x 1.65m)

Spacious and bright room with bathroom suite consisting of half-bath with electric shower over, WC and basin built-in to vanity cupboard with worktop, colourful splashback tiles and neutral decor, with new feature vinyl flooring. Window to front of property, and access to the good size boarded loft area.

Gardens

The house is set back from the Close with a lovely private front garden area with established plants and treeS, and is mainly laid to shingle. To the side there is a further good size private paved patio area with storage shed, providing a lovely space for outdoor dining and relaxation during the summer months.

Off Road Parking

Useful block-paved off road parking space directly in front of the property with pathway leading to the front door.

Agents Note 1

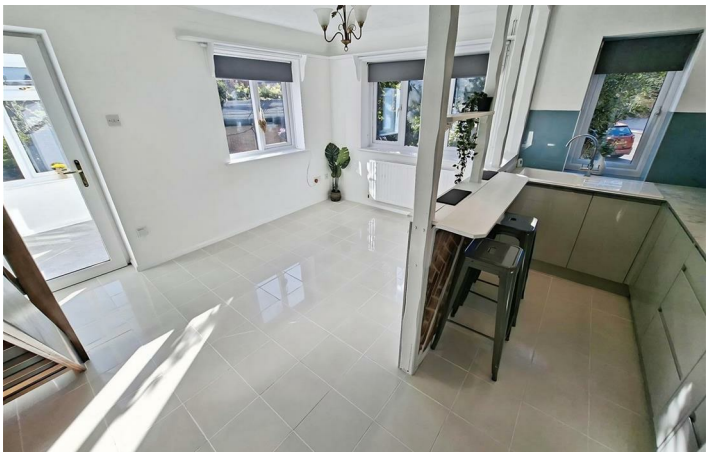
Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

Agents Note 2

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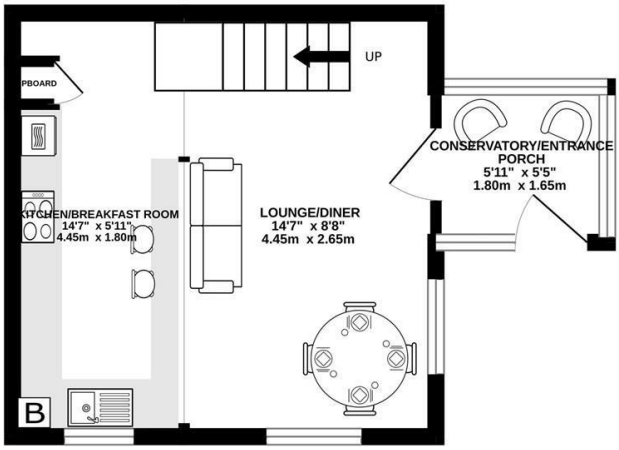




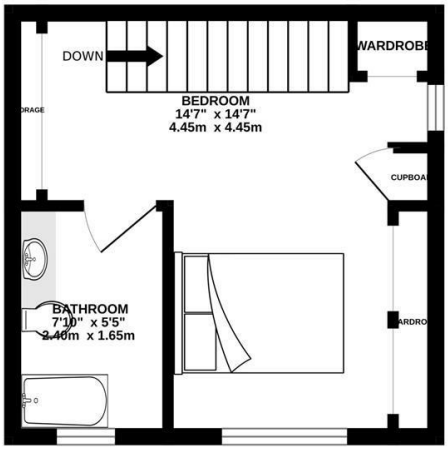



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GROUND FLOOR
246 sq.ft. (22.9 sq.m.) approx.

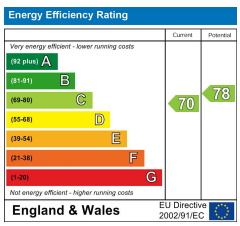


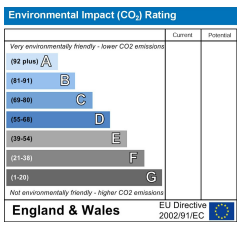
1ST FLOOR
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA : 460 sq.ft. (42.8 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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