



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£240,000**

**Freehold**

3x  1x  2x 

**Herbert Road, Chatham,  
Kent, ME4**

*Wards*  
Helping you move forwards



## Main features

- Immaculately presented house ready to move into
- Brand new kitchen and bathroom
- Recently replaced roof
- Perfect for investors or first time buyers, ideal location as within walking distance of train station, local amenities and great schools

## Accommodation

### GROUND FLOOR

Lounge: 11'4 x 10'1 (3.46m x 3.08m)  
 Dining Room: 12'3 x 10'0 (3.74m x 3.05m)  
 Kitchen: 10'1 x 7'1 (3.08m x 2.16m)  
 Bathroom: 7'1 x 6'10 (2.16m x 2.08m)

### BASEMENT

Cellar: 10'6 x 9'9 (3.20m x 2.97m)

### FIRST FLOOR

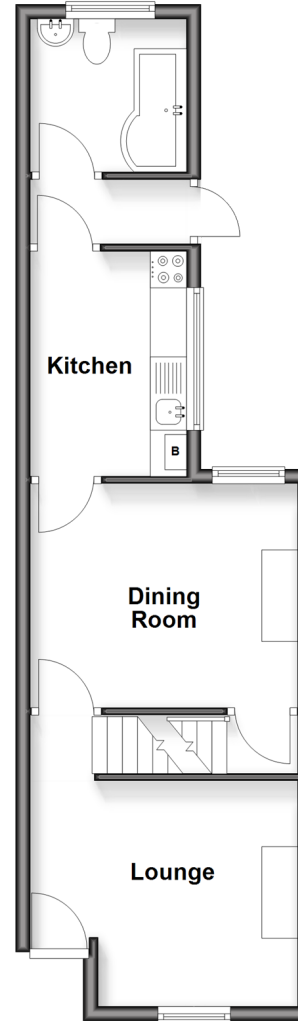
Landing  
 Bedroom 1: 12'7 x 10'1 (3.84m x 3.08m)  
 Bedroom 2: 12'3 x 10'0 (3.74m x 3.05m)  
 Bedroom 3: 10'0 x 7'0 (3.05m x 2.14m)

### OUTSIDE

Rear Garden

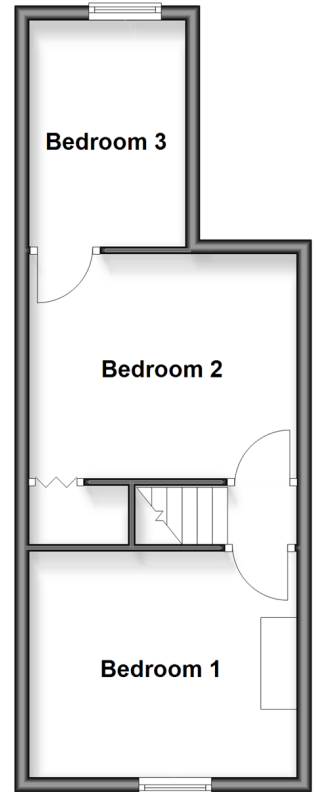
### Ground Floor

Approx. 39.2 sq. metres (422.0 sq. feet)



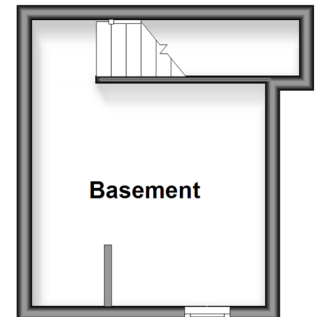
### First Floor

Approx. 33.3 sq. metres (358.1 sq. feet)



### Basement

Approx. 13.0 sq. metres (139.4 sq. feet)



**Call Chatham - 01634 841243 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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