



**OVER 60?**

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

**Price**  
**£260,000**

**Freehold**

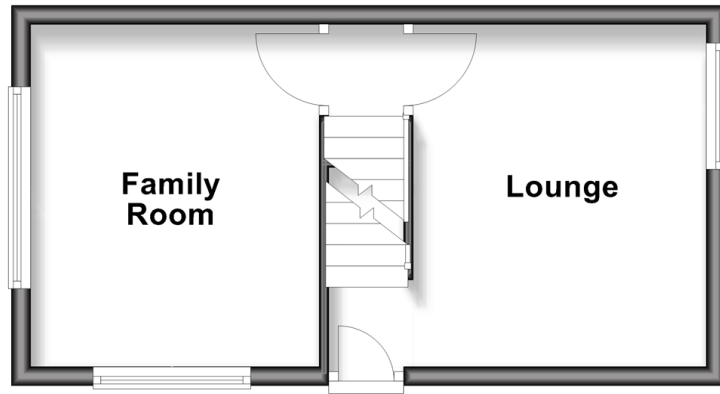
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**Melbourne Road,  
Chatham, Kent, ME4**

*Wards*  
Helping you move forwards

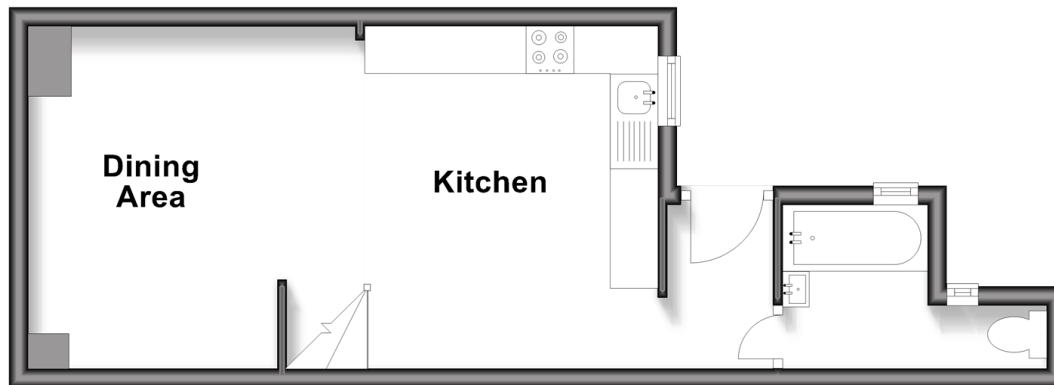
## Split Level Ground Floor

Approx. 25.6 sq. metres (275.4 sq. feet)



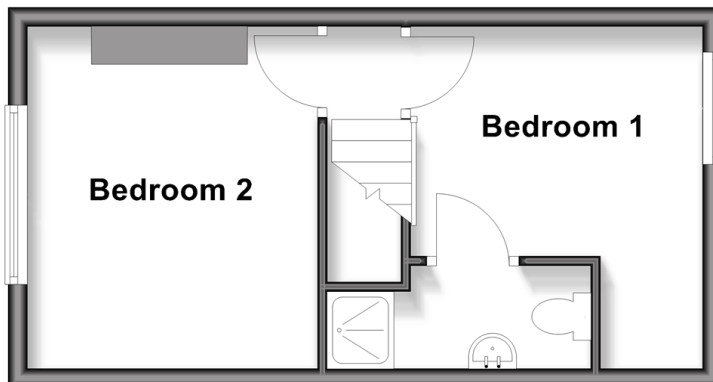
## Split Level Lower Ground Floor

Approx. 29.6 sq. metres (318.4 sq. feet)



## First Floor

Approx. 25.6 sq. metres (275.4 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hall

Lounge/Bedroom: 12'2 x 9'11 (3.71m x 3.02m)

Family Room: 11'10 x 9'10 (3.61m x 3.00m)

### SPLIT LEVEL LOWER GROUND

Landing

Kitchen: 11'4 x 10'3 (3.46m x 3.13m)

Dining Room: 11'7 x 9'1 (3.53m x 2.77m)

Bathroom : 11'10 x 9'10 (3.61m x 3.00m)

### FIRST FLOOR

Landing

Bedroom 1: 10'4 x 9'11 (3.15m x 3.02m)

En-suite Shower Room

Bedroom 2: 11'10 x 10'0 (3.61m x 3.05m)

### OUTSIDE

Garage

Rear Garden





## Main features

- Victorian end of terrace house set over 3 floors
- Downstairs bathroom and upstairs en-suite shower room
- Garage at the bottom of the garden
- Perfect for first time buyers or families needing more space
- Ideal location due to proximity to transport links, local amenities and schools



### Nearest Schools

Primary Schools: Phoenix Junior Academy 0.3 miles, All Saints C of E Primary, Chatham 0.3 miles, Luton Junior School 0.9 miles

Secondary Schools: Victory Academy 0.7 miles,



### Transport Information

Train Stations: Chatham 1.3 miles, Rochester 1.5 miles, Strood 2.4 miles



### Address

Melbourne Road, Chatham, Kent, ME4



### Directions

For directions to this property please contact us.





Call Chatham Branch 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 50% less, by purchasing a Lifetime Lease.



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