

**OVER 60?**

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



**Price**  
**£265,000**  
**Freehold**

2x  1x  1x 

Chilham Road, Gillingham, Kent, ME8

*Wards*  
Helping you move forwards





## Main features

- A spacious property that would make a perfect home
- Generous 17ft lounge and useful utility/storage room
- Handy downstairs toilet
- Great sized rear garden
- Situated in a central location close the local schools and shops
- Being offered with no forward chain

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 11'4 x 10'9 (3.46m x 3.28m)

Lounge: 17'3 x 12'2 (5.26m x 3.71m)

Utility/Storage Room: 15'4 x 7'4 (4.68m x 2.24m)

Downstairs Toilet

### FIRST FLOOR

Landing

Bedroom 1 : 11'5 x 10'9 (3.48m x 3.28m)

Bedroom 2 : 10'6 x 10'3 (3.20m x 3.13m)

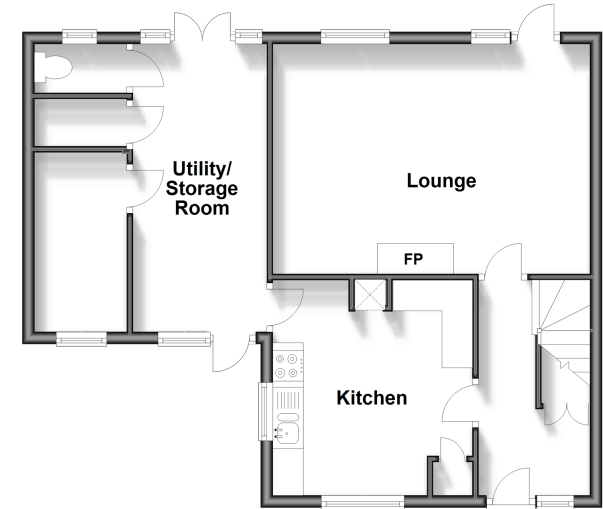
Bathroom

### OUTSIDE

Rear Garden

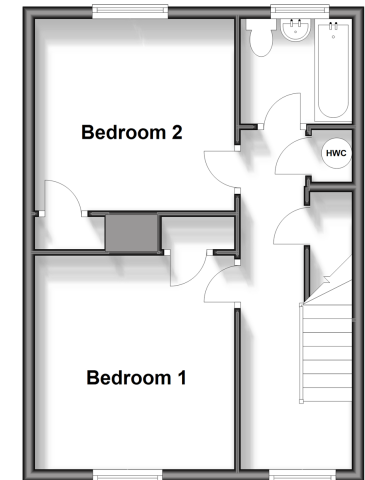
### Ground Floor

Approx. 56.7 sq. metres (610.5 sq. feet)



### First Floor

Approx. 38.3 sq. metres (412.6 sq. feet)



**Call Rainham - 01634 373531 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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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