



**OVER 60?**

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

**Price**  
**£325,000**

**Freehold**

3x  1x  1x 

**Derby Road, Upper  
Gillingham, Kent, ME5**

*Wards*  
Helping you move forwards





## Main features

- Well presented property ideal for first time buyers
- Being offered with no forward chain
- Useful garage en-bloc
- Situated in the popular Darland area of Upper Gillingham
- Close to the A2/M2 motorway links

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 15'8 x 12'7 (4.78m x 3.84m)

Kitchen: 15'8 x 9'2 (4.78m x 2.80m)

Lobby

### FIRST FLOOR

Landing

Bedroom 1 : 15'3 x 8'9 (4.65m x 2.67m)

Bedroom 2 : 9'7 x 7'7 (2.92m x 2.31m)

Bedroom 3 : 9'7 x 6'7 (2.92m x 2.01m)

Bathroom

### OUTSIDE

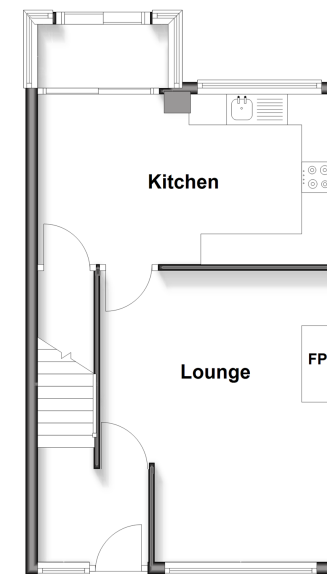
Front Garden

Rear Garden

Garage En-Bloc

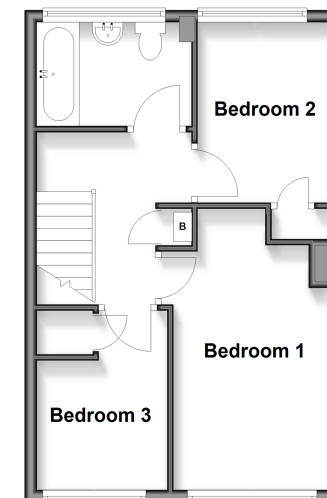
### Ground Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



### First Floor

Approx. 44.5 sq. metres (479.4 sq. feet)



**Call Rainham - 01634 373531 ■ [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.



11021334/20250312/CW/GS