



**OVER 60?**

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

**Price**  
**£325,000**

**Freehold**

3x  1x  2x 

**Birch Grove,  
Hempstead, Gillingham,  
Kent, ME7**

*Wards*  
Helping you move forwards





## Main features

- Perfect home for first time buyers
- Well presented with plenty of potential
- Generous sized rear garden
- Benefits from a garage en-bloc and allocated parking
- Situated in a sought after location close to shops, schools and amenities

## Accommodation

### GROUND FLOOR

Porch  
Hallway  
Lounge: 13'3 x 12'5 (4.04m x 3.79m)  
Dining Area: 11'2 x 7'11 (3.41m x 2.41m)  
Kitchen: 11'6 x 7'7 (3.51m x 2.31m)

### FIRST FLOOR

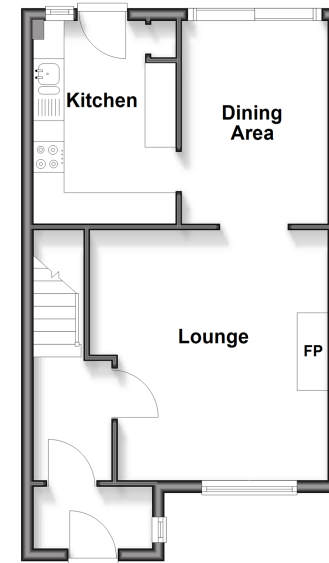
Landing  
Bedroom 1: 12'9 x 8'11 (3.89m x 2.72m)  
Bedroom 2: 9'10 x 9'5 (3.00m x 2.87m)  
Bedroom 3: 9'1 x 6'4 (2.77m x 1.93m)  
Bathroom

### OUTSIDE

Front Garden  
Rear Garden  
Garage En-Bloc  
Allocated Parking

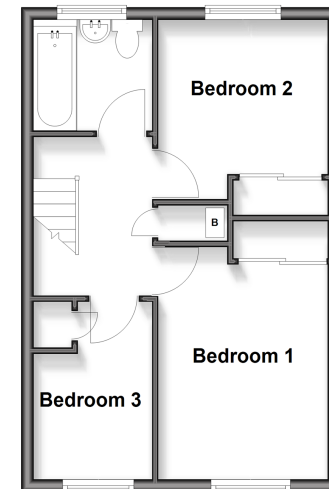
### Ground Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



### First Floor

Approx. 35.6 sq. metres (383.6 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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