



Guide Price
£250,000

Freehold

2x  1x  3x 

**Sidney Road, Borstal,
Rochester, Kent, ME1**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Beautifully presented with far reaching river views
- Converted cellar currently being used as a 3rd bedroom
- Upstairs bathroom
- Ideal first time buy or investment
- Close to local amenities and schools

Accommodation

SPLIT LEVEL GROUND FLOOR

Lounge: 13'1 x 10'3 (3.99m x 3.13m)
 Dining Room: 12'11 x 10'0 (3.94m x 3.05m)
 Kitchen: 7'5 x 7'0 (2.26m x 2.14m)

BASEMENT

Hallway
 Cellar (used as a Bedroom): 13'9 x 9'4 (4.19m x 2.85m)

SPLIT LEVEL FIRST FLOOR

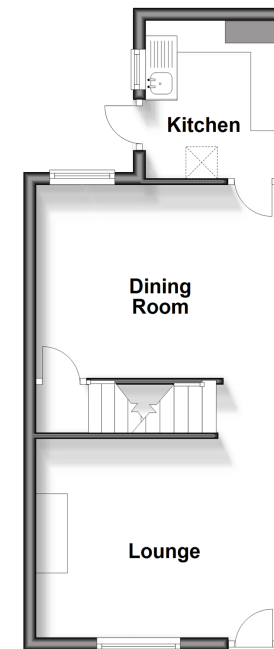
Landing
 Bedroom 1: 12'9 x 10'2 (3.89m x 3.10m)
 Bedroom 2: 10'0 x 6'9 (3.05m x 2.06m)
 Bathroom: 8'9 x 7'0 (2.67m x 2.14m)

OUTSIDE

Rear Garden

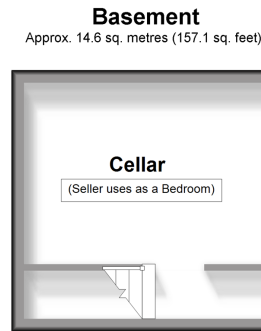
Split Level Ground Floor

Approx. 33.6 sq. metres (361.8 sq. feet)



Split Level First Floor

Approx. 33.6 sq. metres (361.8 sq. feet)



Call Rochester - 01634 830925 ■ wardsofkent.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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