



**Price**  
**£260,000**

**Freehold**

3x  1x  1x 

**Copperfield Road,  
Rochester, Kent, ME1**

*Wards*  
Helping you move forwards



## Main features

- Ideal first time buy with potential to extend subject to planning permission
- Modern kitchen and bathroom
- Large rear garden ideal for children
- Catchment area for top performing schools
- Within easy reach of the historic High Street with high speed station

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 15'5 x 9'10 (4.70m x 3.00m)

Kitchen: 11'7 x 9'10 (3.53m x 3.00m)

Bathroom: 6'1 x 5'1 (1.86m x 1.55m)

### FIRST FLOOR

Landing

Bedroom 1: 15'0 x 10'0 (4.58m x 3.05m)

Bedroom 2: 11'5 x 7'7 (3.48m x 2.31m)

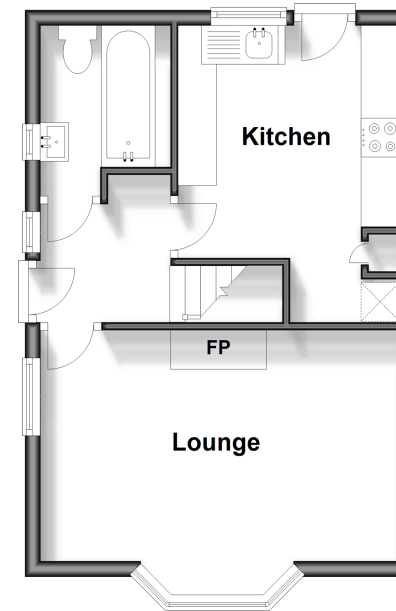
Bedroom 3: 7'6 x 6'2 (2.29m x 1.88m)

### OUTSIDE

Front and Rear Garden

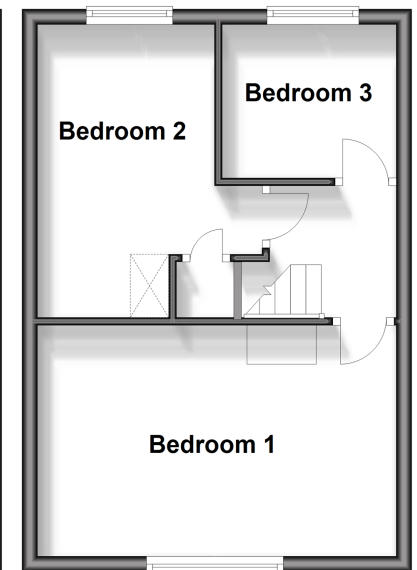
### Ground Floor

Approx. 32.6 sq. metres (351.0 sq. feet)



### First Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



**Call Rochester - 01634 830925 ■ [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



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