



**Guide Price**  
**£350,000**

**Freehold**

3x  1x  1x 

**Brambletree Crescent,  
Rochester, Kent, ME1**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Perfect first time buy!
- Sought after location close to the High Street and high speed station
- Catchment area for top performing schools
- Detached garage and off-road parking
- No forward chain

## Accommodation

### GROUND FLOOR

Hallway

Lounge/Dining Area : 27'0 x 11'3 (8.24m x 3.43m)

Kitchen: 10'2 x 7'4 (3.10m x 2.24m)

Conservatory: 9'1 x 6'7 (2.77m x 2.01m)

### FIRST FLOOR

Landing

Bedroom 1: 14'2 x 10'10 (4.32m x 3.30m)

Bedroom 2: 11'10 x 10'11 (3.61m x 3.33m)

Bedroom 3: 8'6 x 8'1 (2.59m x 2.47m)

Bathroom: 7'6 x 5'6 (2.29m x 1.68m)

### OUTBUILDING

Detached Garage: 15'9 x 8'2 (4.80m x 2.49m)

### OUTSIDE

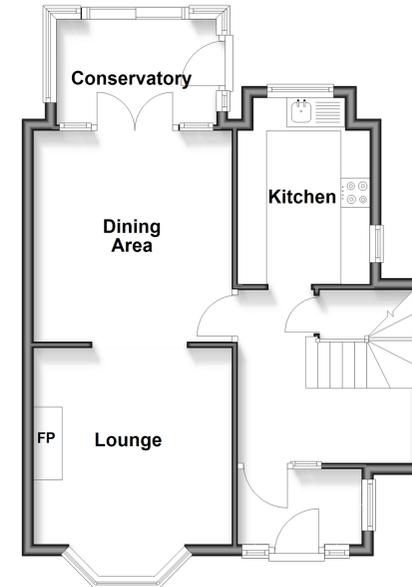
Off-Road Parking

Front and Rear Garden

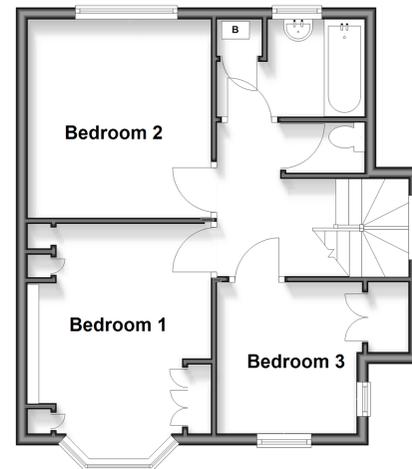
**Call Rochester - 01634 830925 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- 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 50% less, by purchasing a Lifetime Lease.

**Ground Floor**  
Approx. 49.9 sq. metres (536.7 sq. feet)



**First Floor**  
Approx. 43.6 sq. metres (469.6 sq. feet)



**Outbuilding**  
Approx. 12.3 sq. metres (132.5 sq. feet)

