



Guide Price
£230,000

Freehold

2x 1x 2x

**Kent Road, Halling,
Rochester, Kent, ME2**

Wards
Helping you move forwards



Main features

- Perfectly positioned home in the beautiful village of Halling
- Upstairs independent family bathroom
- Excellent size rooms throughout
- The opportunity to add your own stamp and create your dream home
- Good size garden - it's all ready for you to design a tranquil space

Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Hall
 Lounge: 11'5 x 10'8 (3.48m x 3.25m)
 Dining Room: 11'5 x 11'3 (3.48m x 3.43m)
 Kitchen: 9'2 x 7'10 (2.80m x 2.39m)
 Lean-to: 7'8 x 5'4 (2.34m x 1.63m)

BASEMENT

Cellar: 13'11 x 11'6 (4.24m x 3.51m)

FIRST FLOOR

Landing
 Bedroom 1: 12'10 x 11'6 (3.91m x 3.51m)
 Bedroom 2: 11'6 x 8'10 (3.51m x 2.69m)
 Bathroom

OUTSIDE

Front and Rear Gardens

Split Level Ground Floor

Approx. 44.9 sq. metres (483.3 sq. feet)



Call Snodland - 01634 245055 ■ 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

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

■ 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 50% less, by purchasing a Lifetime Lease.



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