



Guide Price
£325,000

Freehold

3x  1x  2x 

**Marshland View, Lower
Stoke, Rochester, Kent,
ME3**

Wards
Helping you move forwards



Main features

- Cul-de-sac position on the outskirts of village
- Handy utility room
- Potential for extension or loft conversion, subject to the necessary planning permission being obtained
- No onward chain
- Convenience store and post office within half a mile

Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 12'10 x 11'0 (3.91m x 3.36m)

Dining Room : 12'10 x 12'4 (3.91m x 3.76m)

Kitchen : 13'0 x 7'6 (3.97m x 2.29m)

Utility Room : 6'7 x 6'0 (2.01m x 1.83m)

SPLIT LEVEL FIRST FLOOR

Landing

Shower Room : 7'9 x 6'4 (2.36m x 1.93m)

Bedroom 1 : 11'4 x 11'1 (3.46m x 3.38m)

Bedroom 2 : 11'0 x 10'8 (3.36m x 3.25m)

Bedroom 3 : 9'7 x 7'9 (2.92m x 2.36m)

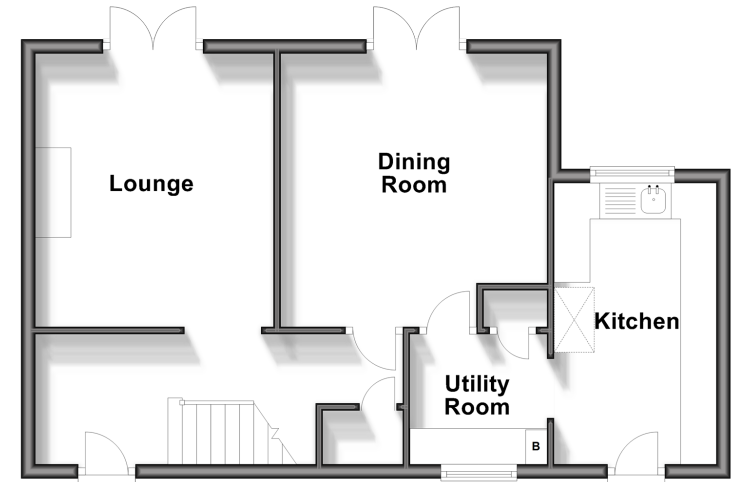
OUTSIDE

Driveway

Rear Garden

Ground Floor

Approx. 50.3 sq. metres (541.6 sq. feet)



Split Level First Floor

Approx. 48.0 sq. metres (516.8 sq. feet)



Call Strood - 01634 716597 ■ wardsof Kent.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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