



Price
£325,000

Freehold

3x  1x  1x 

**Columbine Road,
Strood, Rochester, Kent,
ME2**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Great first family home
- Potential to extend, subject to the necessary planning permission being obtained
- Re-wired and replacement windows
- Modern bathroom
- Garage and driveway to rear
- Close to Rede Common, ideal for dog walking
- Within half a mile of primary and secondary schools and Strood Sports Centre
- Easy access to A2/M2
- Offered for sale with no onward chain

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge : 12'4 x 12'4 (3.76m x 3.76m)
 Kitchen/Diner : 19'4 x 9'4 (5.90m x 2.85m)
 Conservatory : 10'6 x 8'0 (3.20m x 2.44m)
 Utility Room

FIRST FLOOR

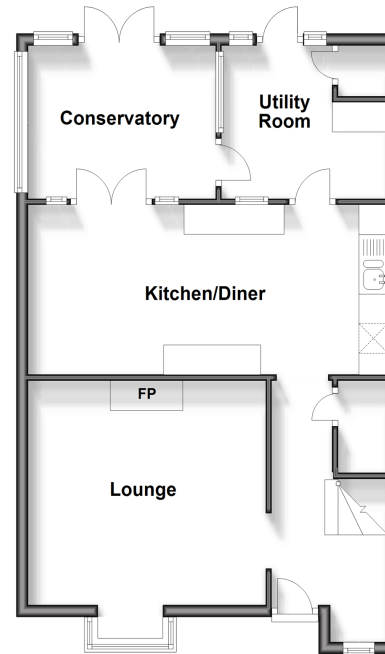
Landing
 Bedroom 1 : 10'10 x 10'0 (3.30m x 3.05m)
 Bedroom 2 : 11'5 x 9'4 (3.48m x 2.85m)
 Bedroom 3 : 9'0 x 8'0 (2.75m x 2.44m)
 Bathroom : 7'7 x 5'7 (2.31m x 1.70m)

OUTSIDE

Front Garden
 Rear Garden
 Driveway To Rear
 Garage

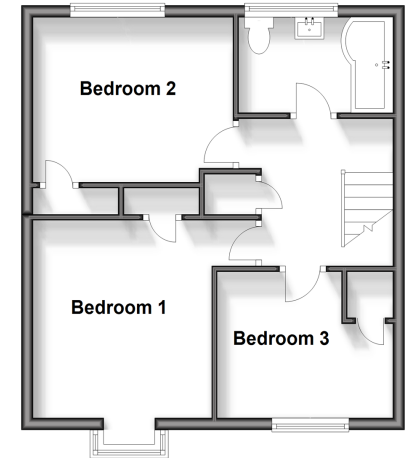
Ground Floor

Approx. 59.3 sq. metres (637.9 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.4 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
 ■ 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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