

# Guide Price £450,000

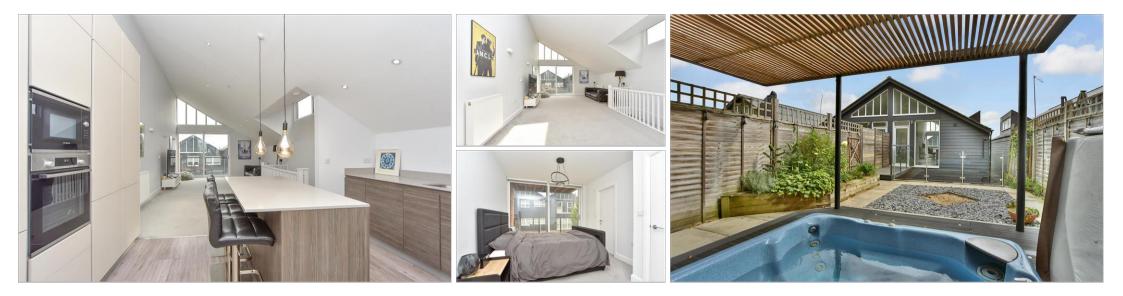
Freehold

3x 🕮 2x 🕂 1x 📇

Castle Reach Row, Ordnance Yard, Lower Upnor, Rochester, Kent, ME2



Helping you move forwards



## **Main features**

- **Stunning riverside location in the** sought after Upnor village
- Tandem garage, private rear garden with hot tub
- Premium developer Mulberry Homes with only 12 houses built
- Exclusive development with views of the Castle
- Open plan living, perfect for entertaining guests
- Surrounded by Panoramic views and beautiful riverside walks

## Accommodation

**GROUND FLOOR** Entrance Hall

Cloakroom

### **FIRST FLOOR**

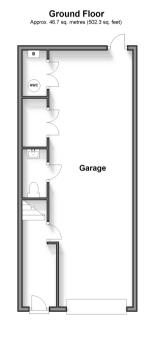
Landing Bedroom 1: 16'0 x 9'9 (4.88m x 2.97m) Balcony En-Suite Shower Room : 7'10 x 4'11 (2.39m x 1.50m) Bedroom 2: 11'10 x 8'6 (3.61m x 2.59m) Bedroom 3 : 11'10 x 6'2 (3.61m x 1.88m) Bathroom: 7'10 x 6'5 (2.39m x 1.96m)

#### SECOND FLOOR

Landing Lounge/Dining Area: 37'4 x 15'0 (11.39m x 4.58m) Balcony

#### OUTSIDE

Driveway Tandem Garage Rear Garden



First Floor Annrox 50.7 sq. metres (546.1 sq. feet

Balcony

Bedroom 3

#### Second Floor Approx. 52.0 sq. metres (560.0 sq. feet)





Balconv

## Call Strood - 01634 716597 wardsofkent.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

