



**OVER 60?**

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

**Price**  
**£325,000**

**Freehold**

3x  1x  2x 

**Laburnum Road, Strood,  
Rochester, Kent, ME2**

*Wards*  
Helping you move forwards





## Main features

- 3 bedroom end of terrace house
- Home office with internet and power
- Lounge and separate sitting area for extra space
- Ideal first time buy
- Walking distance to primary school

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 11'1 x 10'3 (3.38m x 3.13m)

Kitchen/Dining Area: 21'9 x 8'11 (6.63m x 2.72m)

Sitting Area: 17'10 x 12'3 (5.44m x 3.74m)

### FIRST FLOOR

Landing

Bedroom 1 : 12'0 x 10'7 (3.66m x 3.23m)

Bedroom 2 : 11'3 x 9'1 (3.43m x 2.77m)

Bedroom 3 : 10'6 x 6'3 (3.20m x 1.91m)

Bathroom

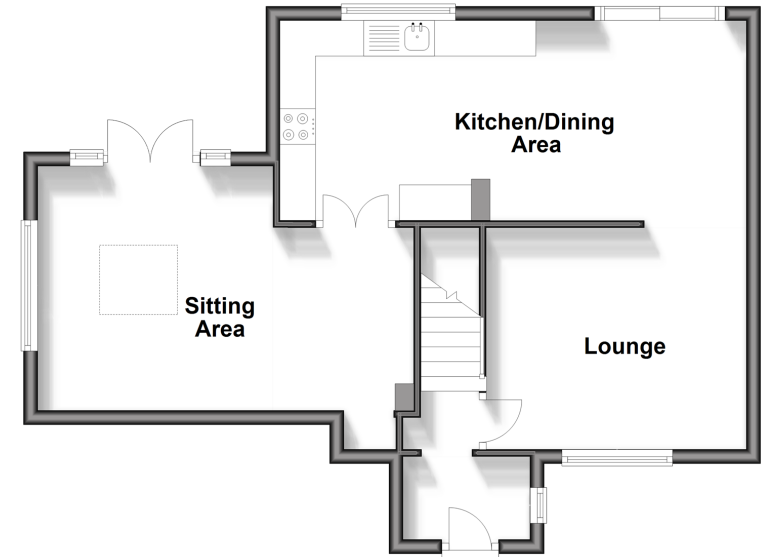
### OUTSIDE

Front Garden

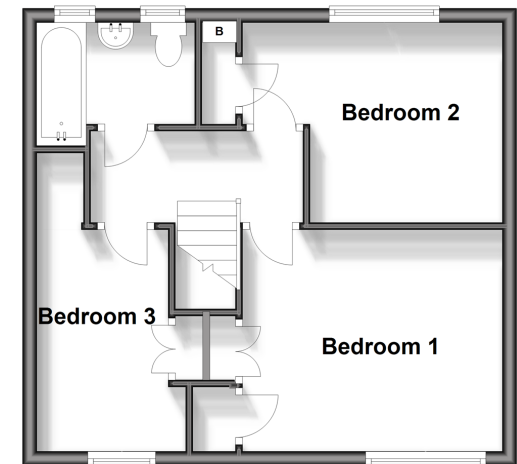
Rear Garden

Home Office : 9'3 x 6'0 (2.82m x 1.83m)

**Ground Floor**  
Approx. 53.2 sq. metres (573.1 sq. feet)



**First Floor**  
Approx. 39.7 sq. metres (427.3 sq. feet)



**Call Strood - 01634 716597 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- 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 59% less, by purchasing a Lifetime Lease.



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