



OVER 60?

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

Price

£475,000

Freehold

4x  2x  2x 

**Millcroft Road, Cliffe,
Rochester, Kent, ME3**

Wards
Helping you move forwards



Main features

- **Corner plot position**
- **Downstairs cloakroom, en-suite shower room**
- **Outbuilding and garage**
- **Scope to extend subject to the necessary planning permissions**
- **Primary school, village public house and within walking distance to Cliffe Pools Nature Reserve**

Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Lounge : 20'3 x 12'0 (6.18m x 3.66m)
Kitchen : 14'6 x 8'5 (4.42m x 2.57m)
Utility Room : 8'5 x 5'5 (2.57m x 1.65m)
Dining Room : 15'1 x 8'8 (4.60m x 2.64m)

FIRST FLOOR

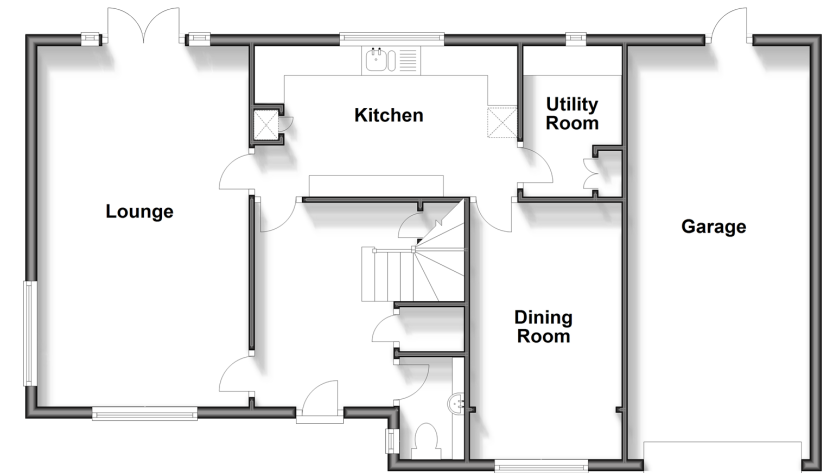
Landing
Bedroom 1: 11'8 x 11'6 (3.56m x 3.51m)
En-Suite Shower Room : 9'6 x 5'4 (2.90m x 1.63m)
Bedroom 2 : 11'4 x 8'7 (3.46m x 2.62m)
Bedroom 3 : 11'8 x 8'6 (3.56m x 2.59m)
Bedroom 4 : 8'11 x 8'8 (2.72m x 2.64m)
Bathroom: 9'3 x 5'6 (2.82m x 1.68m)

OUTSIDE

Driveway
Garage
Front Garden
Rear Garden

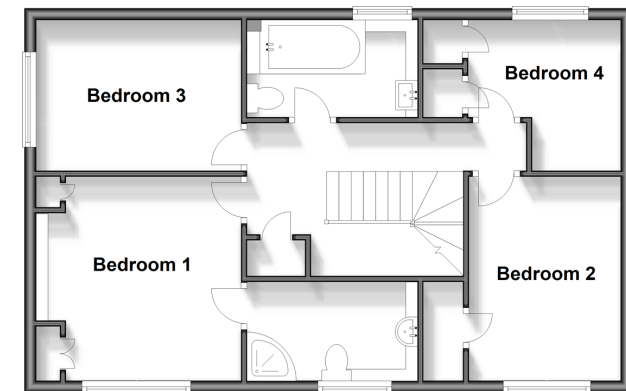
Ground Floor

Approx. 86.5 sq. metres (931.2 sq. feet)



First Floor

Approx. 60.8 sq. metres (654.1 sq. feet)



Call Strood - 01634 716597 ■ wardsofkent.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
- 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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