



**OVER 60?**

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

**Price**

**£325,000**

**Freehold**

2x  1x  1x 

**Chaplin Close,  
Wainscott, Rochester,  
Kent, ME3**

*Wards*  
Helping you move forwards





## Main features

- Sought after location, cul-de-sac position
- 2 double bedrooms
- Sun room and handy ground floor cloakroom
- Garage and driveway to front
- Close to amenities and links to the A2/M2
- Nearby open green spaces
- Mainline railway station within a mile for easy access to London

## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Lounge : 15'8 x 12'1 (4.78m x 3.69m)  
Sun Room: 9'9 x 7'7 (2.97m x 2.31m)  
Kitchen : 9'10 x 5'9 (3.00m x 1.75m)

### FIRST FLOOR

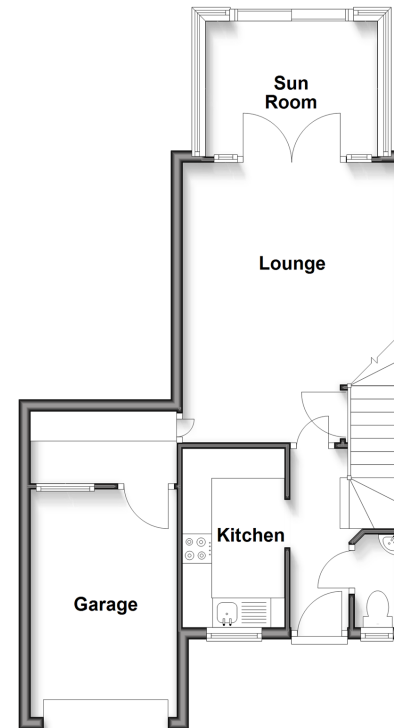
Landing  
Bedroom 1 : 12'1 x 9'10 (3.69m x 3.00m)  
Bedroom 2 : 12'3 x 9'5 (3.74m x 2.87m)  
Bathroom : 6'0 x 5'8 (1.83m x 1.73m)

### OUTSIDE

Driveway  
Garage : 13'2 x 8'3 (4.02m x 2.52m)  
Front Garden  
Rear Garden

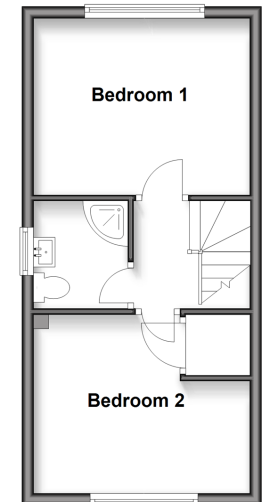
### Ground Floor

Approx. 49.5 sq. metres (533.3 sq. feet)



### First Floor

Approx. 29.8 sq. metres (320.9 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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