



Price
£315,000

Freehold

2x  1x  1x 

**Woodstock Road,
Strood, Rochester, Kent,
ME2**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **2 bedroom semi-detached house**
- **16' conservatory, utility room/downstairs cloakroom**
- **Close to Strood and Rochester town centres**
- **Within a mile of mainline railway station and access to the A2/M2**
- **Garage**
- **Potential to extend subject to the necessary planning permission being obtained**

Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 12'3 x 11'5 (3.74m x 3.48m)

Kitchen: 14'5 x 6'7 (4.40m x 2.01m)

Conservatory : 16'4 (4.98m) x 12'0 (3.66m) narrowing to 8'0 (2.44m)

Utility Room/Cloakroom : 7'6 x 5'0 (2.29m x 1.53m)

FIRST FLOOR

Landing

Bedroom 1 : 14'8 x 9'2 (4.47m x 2.80m)

Bedroom 2 : 9'9 x 6'10 (2.97m x 2.08m)

Bathroom : 7'4 x 6'8 (2.24m x 2.03m)

OUTSIDE

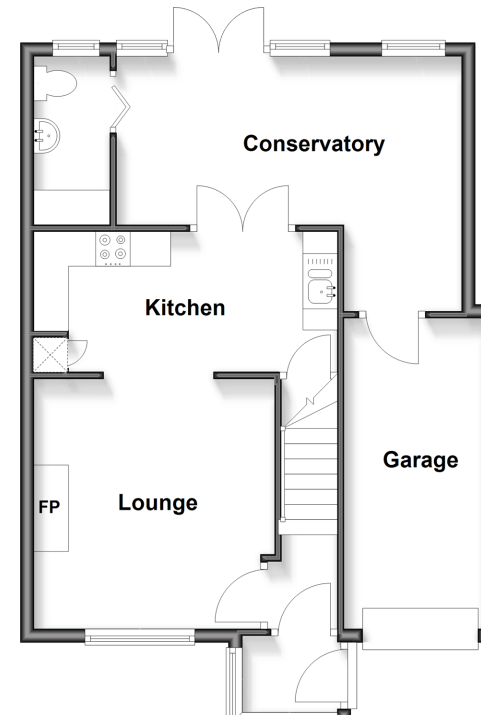
Driveway

Integral Garage : 16'3 x 6'6 (4.96m x 1.98m)

Rear Garden

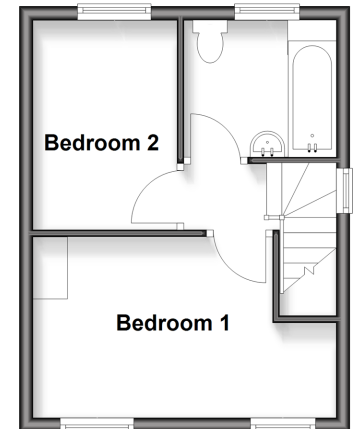
Ground Floor

Approx. 54.5 sq. metres (586.8 sq. feet)



First Floor

Approx. 25.3 sq. metres (272.8 sq. feet)



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 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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