



Guide Price
£300,000

Freehold

3x  1x  1x 

**Nickleby Close,
Rochester, Kent, ME1**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Immaculately presented throughout!**
- **Quiet cul-de-sac position**
- **Beautiful terraced rear garden**
- **Catchment area for top performing schools**
- **Modern downstairs shower room and upstairs cloakroom**

Accommodation

GROUND FLOOR

Hallway
Lounge: 13'1 x 12'1 (3.99m x 3.69m)
Kitchen: 12'0 x 7'1 (3.66m x 2.16m)
Shower Room: 6'1 x 5'0 (1.86m x 1.53m)

FIRST FLOOR

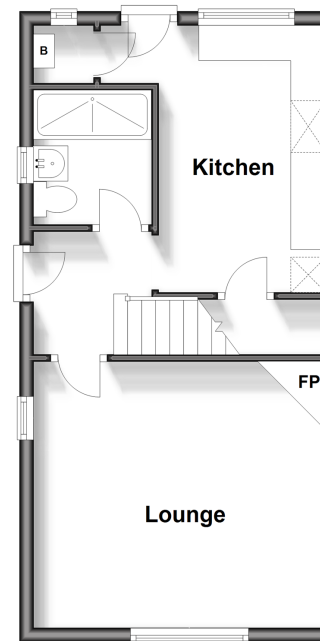
Bedroom 1: 13'0 x 12'0 (3.97m x 3.66m)
Bedroom 2: 8'10 x 7'11 (2.69m x 2.41m)
Bedroom 3: 9'10 x 5'1 (3.00m x 1.55m)
Cloakroom: 5'1 x 2'1 (1.55m x 0.64m)

OUTSIDE

Front and Rear Garden

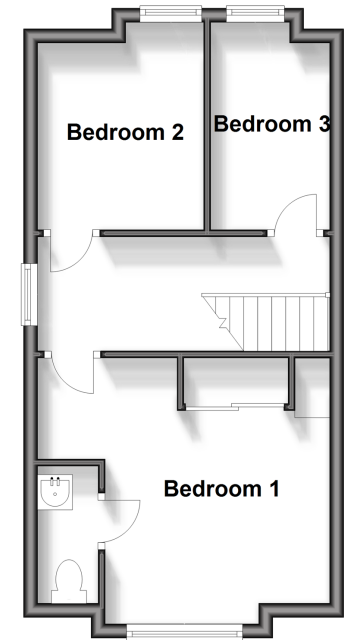
Ground Floor

Approx. 35.6 sq. metres (383.1 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.1 sq. feet)



Call Rochester - 01634 830925 ■ wardsokent.co.uk

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ 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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