



**Guide Price**  
**£340,000**

**Freehold**

3x  1x  2x 

**Ross Street, Rochester,  
Kent, ME1**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Immaculately presented throughout!
- Sold with no forward chain
- Downstairs cloakroom and upstairs bathroom
- Cellar room which could be used as a home office
- Walking distance to the historic High Street and high speed train station

## Accommodation

### GROUND FLOOR

Hallway  
 Lounge: 13'9 x 9'6 (4.19m x 2.90m)  
 Dining Area: 11'11 x 10'2 (3.63m x 3.10m)  
 Kitchen: 16'9 x 8'0 (5.11m x 2.44m)

### BASEMENT

Cellar: 11'11 x 10'9 (3.63m x 3.28m)

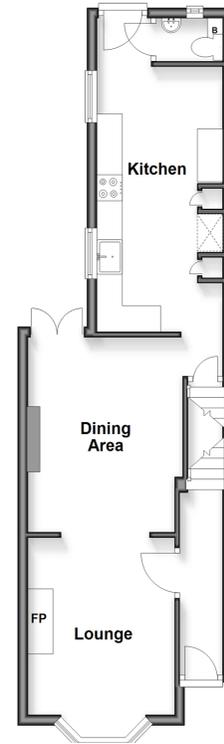
### FIRST FLOOR

Landing  
 Bedroom 1: 12'6 x 8'9 (3.81m x 2.67m)  
 Bedroom 2: 12'9 x 10'11 (3.89m x 3.33m)  
 Bedroom 3: 12'9 x 7'8 (3.89m x 2.34m)  
 Bathroom: 7'4 x 4'2 (2.24m x 1.27m)

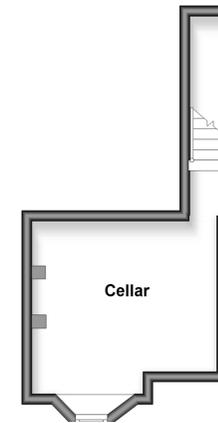
### OUTSIDE

Rear Garden

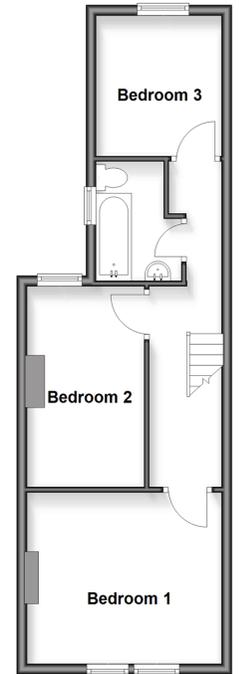
**Ground Floor**  
 Approx. 42.5 sq. metres (457.5 sq. feet)



**Basement**  
 Approx. 14.8 sq. metres (158.9 sq. feet)



**First Floor**  
 Approx. 40.8 sq. metres (439.2 sq. feet)



Call Rochester - 01634 830925 ■ [wardsofkent.co.uk](http://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 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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