



Guide Price
£260,000

Freehold

3x  1x  1x 

**Rowland Drive,
Herne Bay, Kent, CT6**

OVER 60?

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

Wards
Helping you move forwards



Main features

- The perfect first time buyer opportunity
- Large lounge, downstairs cloakroom
- Two double bedrooms and one single
- Ample parking available to front and rear
- Easy access to Thanet Way, vacant possession

Accommodation

GROUND FLOOR

Entrance Hallway
 Cloakroom
 Lounge: 17'6 x 11'5 (5.34m x 3.48m)
 Kitchen/Diner: 14'1 x 10'8 (4.30m x 3.25m)

FIRST FLOOR

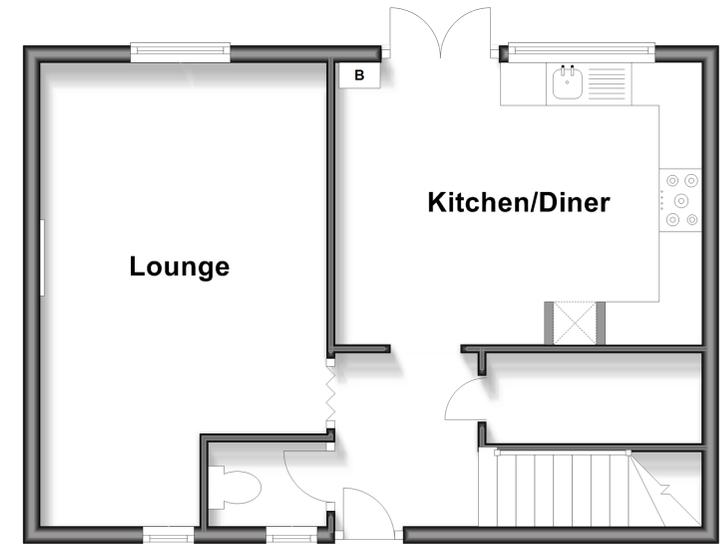
Landing
 Bedroom 2: 10'4 x 8'4 (3.15m x 2.54m)
 Bedroom 1: 15'3 x 8'4 (4.65m x 2.54m)
 Bedroom 3: 10'6 x 9'4 (3.20m x 2.85m)
 Shower Room

OUTSIDE

Driveway
 Front Garden
 Rear Garden

Ground Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



Call Herne Bay - 01227 361226 ■ wardsof Kent.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 50% less, by purchasing a Lifetime Lease



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