



**Guide Price**  
**£300,000**

**Freehold**

3x  1x  1x 

**Broadway, Gillingham,  
Kent, ME8**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Well presented family home, suited to families and first time buyers alike
- Downstairs cloakroom and upstairs separate shower cubicle
- Modern fitted kitchen
- Ample parking on the driveway with a garage to the rear
- Situated in a central location close to local shops, schools and amenities

## Accommodation

### GROUND FLOOR

- Porch
- Entrance Hall
- Downstairs Cloakroom
- Lounge: 12'2 x 11'2 (3.71m x 3.41m)
- Dining Area: 11'10 x 11'6 (3.61m x 3.51m)
- Kitchen: 14'4 x 8'4 (4.37m x 2.54m)

### FIRST FLOOR

- Landing
- Bathroom
- Bedroom 1: 12'0 x 11'9 (3.66m x 3.58m)
- Bedroom 2: 11'6 x 9'0 (3.51m x 2.75m)
- Bedroom 3: 8'2 x 6'5 (2.49m x 1.96m)

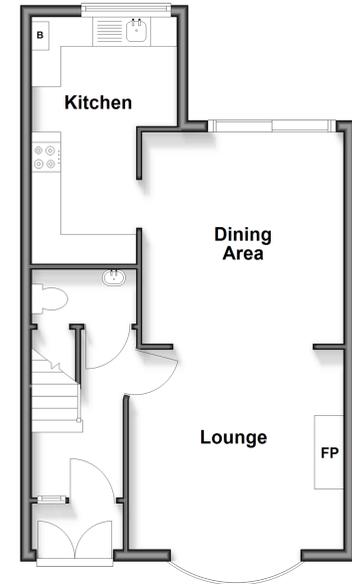
### OUTSIDE

- Front Garden
- Driveway
- Rear Garden
- Garage to Rear

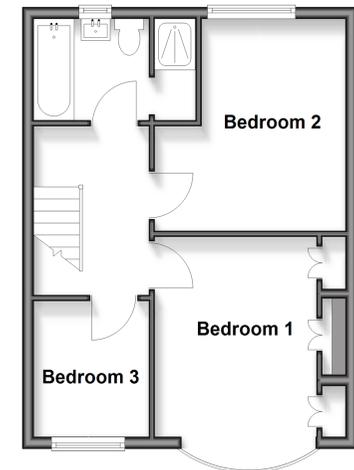
Call Rainham - 01634 373531 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)

- 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 59% less, by purchasing a Lifetime Lease

**Ground Floor**  
Approx. 43.4 sq. metres (467.5 sq. feet)



**First Floor**  
Approx. 38.5 sq. metres (414.8 sq. feet)



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