



OVER 60?
Secure this property
for up to **59% less!**

Guide Price
£300,000

Freehold

3x 1x 2x

**Grove Road, Strood,
Rochester, Kent, ME2**

Wards
Helping you move forwards



Main features

- Great family home in central location
- Close to town centre and railway stations
- Lounge and dining room
- Recently refurbished bathroom and modern kitchen
- 3 separate bedrooms
- Enclosed rear garden



Accommodation

GROUND FLOOR

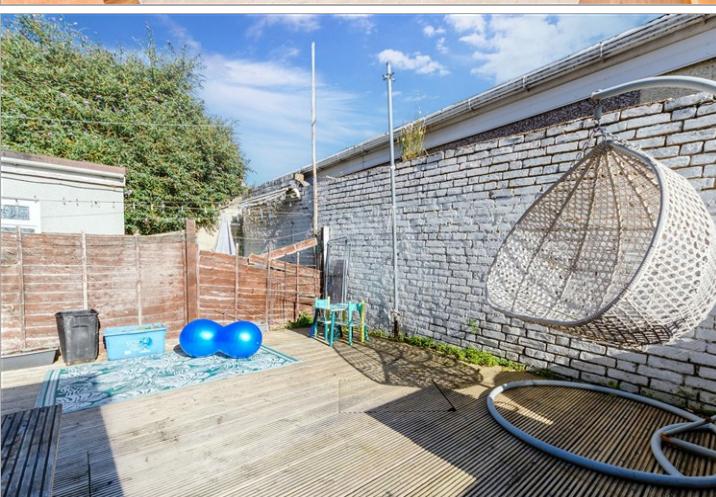
Entrance Lobby
Hallway
Lounge: 12'9 x 12'4 (3.89m x 3.76m)
Dining Room: 13'5 x 12'5 (4.09m x 3.79m)
Kitchen: 12'8 x 9'3 (3.86m x 2.82m)
Bathroom: 9'3 x 6'4 (2.82m x 1.93m)

FIRST FLOOR

Landing
Bedroom 1: 16'9 x 12'2 (5.11m x 3.71m)
Bedroom 2: 12'5 x 10'5 (3.79m x 3.18m)
Bedroom 3: 9'3 x 8'4 (2.82m x 2.54m)

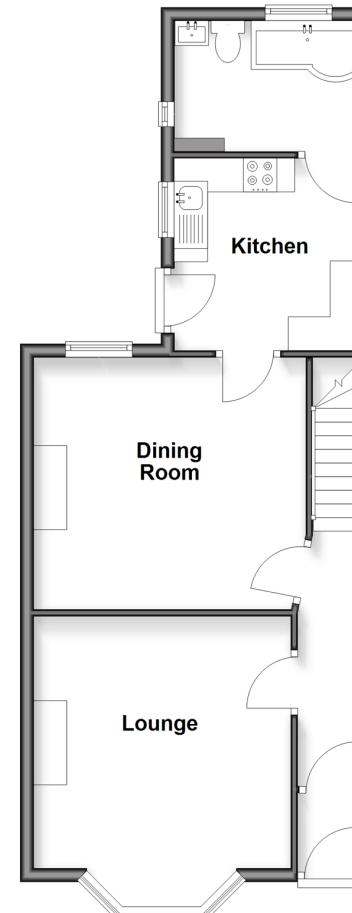
OUTSIDE

Front Garden
Rear Garden



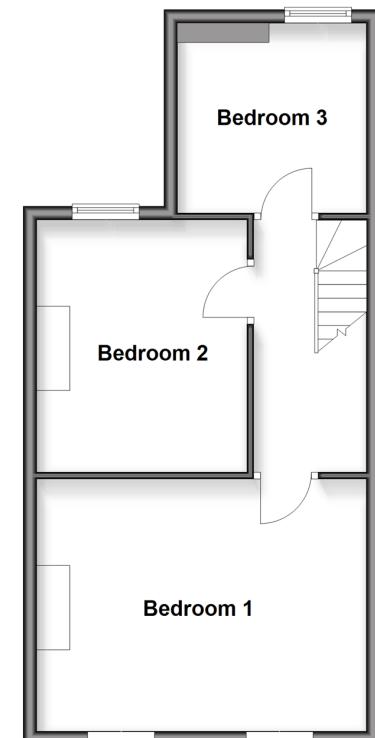
Ground Floor

Approx. 51.9 sq. metres (558.9 sq. feet)



First Floor

Approx. 45.7 sq. metres (492.0 sq. feet)



Call Strood - 01634 716597 ■ wardsofkent.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.



CURRENT:
D(65)

POTENTIAL:
B(87)



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