



**Guide Price**  
**£315,000**

**Freehold**

3x  1x  2x 

**Sidney Road, Borstal,  
Rochester, Kent, ME1**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Perfect first time buy!
- Ready to move into with modern kitchen and bathroom
- Off-road parking
- Handy loft room
- Sold with no forward chain

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Lounge : 12'1 x 10'10 (3.69m x 3.30m)  
 Dining Area: 12'2 x 10'10 (3.71m x 3.30m)  
 Kitchen: 12'1 x 9'11 (3.69m x 3.02m)  
 Bathroom: 8'3 x 6'4 (2.52m x 1.93m)

### SPLIT LEVEL FIRST FLOOR

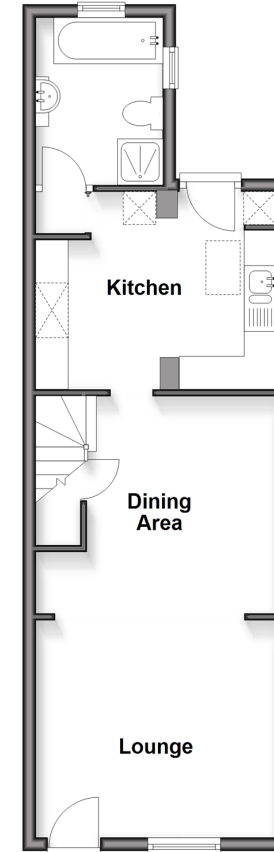
Landing  
 Bedroom 1: 10'10 x 10'9 (3.30m x 3.28m)  
 Bedroom 2: 10'10 x 6'9 (3.30m x 2.06m)  
 Bedroom 3: 9'9 x 6'1 (2.97m x 1.86m)

### OUTSIDE

Rear Garden  
 Off-Road Parking

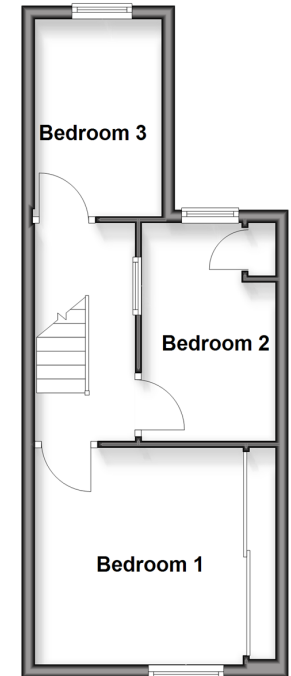
### Split Level Ground Floor

Approx. 41.5 sq. metres (446.5 sq. feet)



### Split Level First Floor

Approx. 30.9 sq. metres (332.5 sq. feet)



**Call Rochester - 01634 830925 ■ [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



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