



OVER 60?

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

Guide Price
£290,000

Freehold

3x  1x  1x 

**Nickleby Close,
Rochester, Kent, ME1**

Wards
Helping you move forwards



Main features

- Quiet cul-de-sac position
- Perfect for a first time buyer looking to get on the property ladder
- Minor updating required
- Catchment area for top performing schools
- Potential to add parking subject to planning permission

Accommodation

GROUND FLOOR

Hallway
 Lounge: 13'4 x 12'3 (4.07m x 3.74m)
 Kitchen/Diner: 12'3 x 7'8 (3.74m x 2.34m)
 Bathroom: 6'2 x 5'6 (1.88m x 1.68m)

FIRST FLOOR

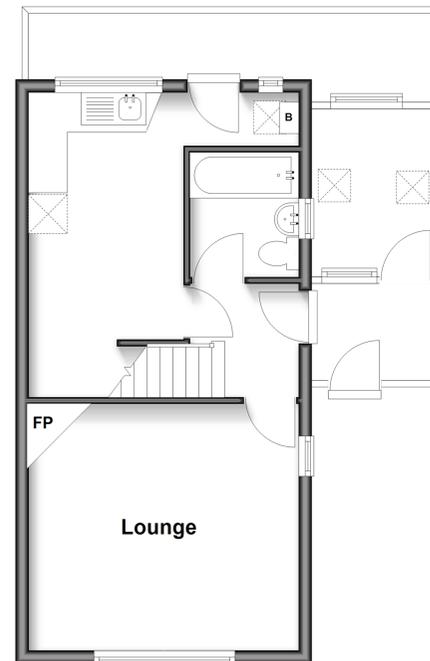
Landing
 Bedroom 1: 13'6 x 12'7 (4.12m x 3.84m)
 Bedroom 2: 10'6 x 7'11 (3.20m x 2.41m)
 Bedroom 3: 10'2 x 5'5 (3.10m x 1.65m)

OUTSIDE

Front and Rear Garden

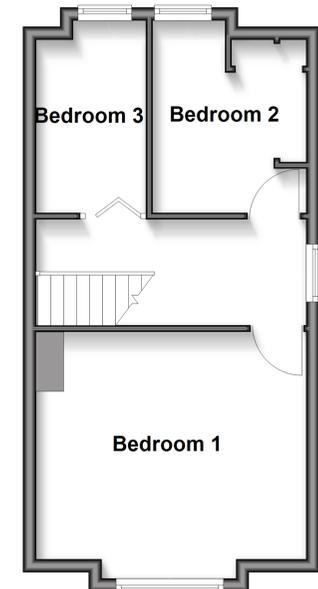
Ground Floor

Approx. 35.6 sq. metres (383.1 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.7 sq. feet)



Call Rochester - 01634 830925 ■ 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



11529705/20260114/SN/SN