



**Guide Price**  
**£300,000**

**Freehold**

3x  1x  1x 

**Warren Wood Road,  
Rochester, Kent, ME1**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Perfect first time buy or investment opportunity
- Located on a popular residential estate
- Off-road parking to the front
- Large rear garden
- Catchment area for top performing schools

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 18'2 x 11'1 (5.54m x 3.38m)

Kitchen/Dining Area: 17'11 x 11'9 at widest point (5.46m x 3.58m)

### FIRST FLOOR

Landing

Bedroom 1: 11'3 x 10'9 (3.43m x 3.28m)

Bedroom 2: 10'10 x 8'7 (3.30m x 2.62m)

Bedroom 3: 8'2 x 6'11 (2.49m x 2.11m)

Shower Room

Separate Toilet

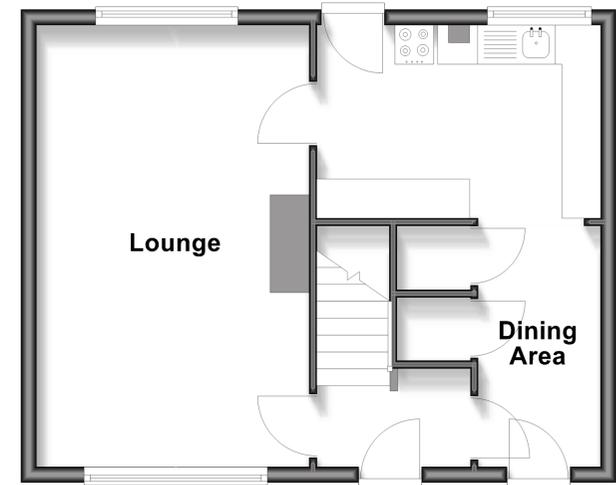
### OUTSIDE

Off-Road Parking

Rear Garden

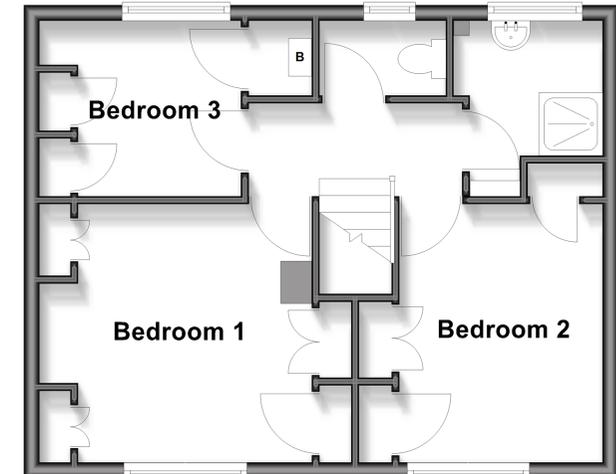
## Ground Floor

Approx. 41.0 sq. metres (441.6 sq. feet)



## First Floor

Approx. 41.0 sq. metres (441.6 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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