



**Guide Price**  
**£260,000**

**Freehold**

2x  1x  1x 

**Leeds Square, Twydall,  
Gillingham, Kent, ME8**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Well presented first time buyers home
- Generous sized rear garden
- Useful utility room and study
- Spacious and flexible accommodation throughout with a large conservatory
- Situated in a central location close to shops, schools and amenities

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 17'0 x 9'5 (5.19m x 2.87m)  
 Kitchen: 11'2 x 9'11 (3.41m x 3.02m)  
 Utility Room : 11'7 x 5'6 (3.53m x 1.68m)  
 Study: 9'8 x 5'5 (2.95m x 1.65m)  
 Conservatory : 11'8 x 11'0 (3.56m x 3.36m)

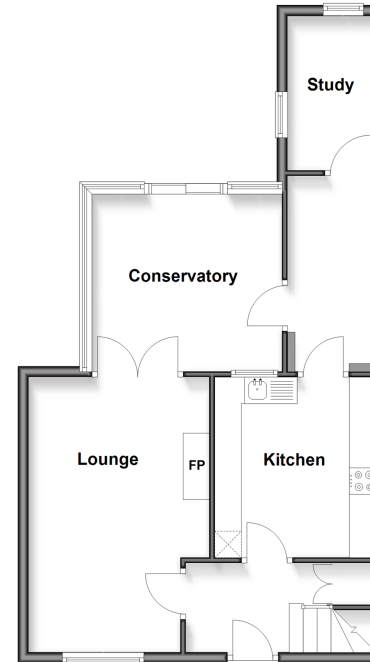
### FIRST FLOOR

Landing  
 Bedroom 1 : 14'0 x 9'6 (4.27m x 2.90m)  
 Bedroom 2 : 11'2 x 9'10 (3.41m x 3.00m)  
 Bathroom

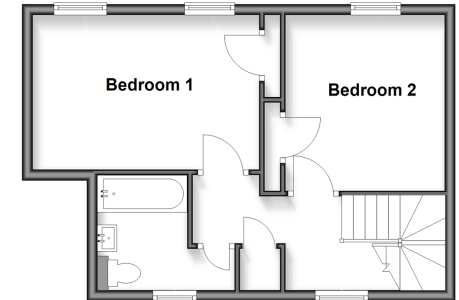
### OUTSIDE

Rear Garden  
 Allocated Parking Space

**Ground Floor**  
 Approx. 58.3 sq. metres (627.3 sq. feet)



**First Floor**  
 Approx. 37.7 sq. metres (405.9 sq. feet)



**Call Rainham - 01634 373531 ■ 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 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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