



**Guide Price**  
**£350,000**

**Freehold**

3x  1x  2x 

**Pips View, Main Road,  
cooling, Rochester,  
Kent, ME3**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Large open plan kitchen/family area/dining area
- Ample off road parking
- Surrounded by stunning countryside views
- Extended layout offering extra space
- Offered for sale with no onward chain

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Cloakroom
- Lounge : 15'3 x 11'0 (4.65m x 3.36m)
- Family Area/Dining Area : 17'8 x 8'4 (5.39m x 2.54m)
- Kitchen : 17'8 x 6'11 (5.39m x 2.11m)
- Pantry
- Utility Room : 7'0 x 5'3 (2.14m x 1.60m)

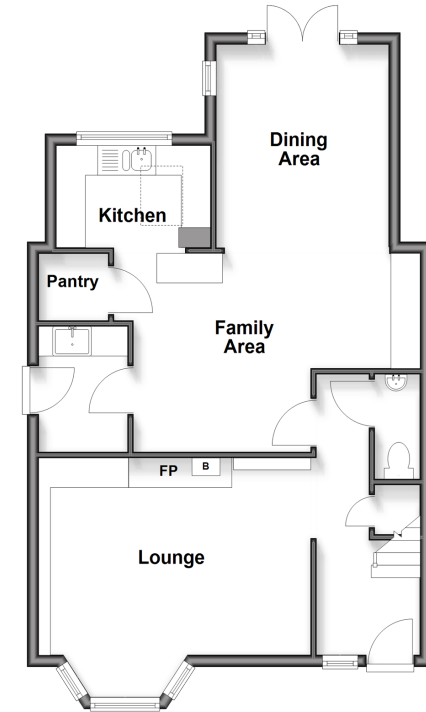
### FIRST FLOOR

- Landing
- Bedroom 1 : 15'8 x 9'6 (4.78m x 2.90m)
- Bedroom 2 : 12'7 x 7'11 (3.84m x 2.41m)
- Bedroom 3 : (L-shaped) 11'3 x 8'2 (3.43m x 2.49m) plus 2'9 x 6'8 (0.84m x 2.03m)
- Shower Room : 8'7 x 5'6 (2.62m x 1.68m)

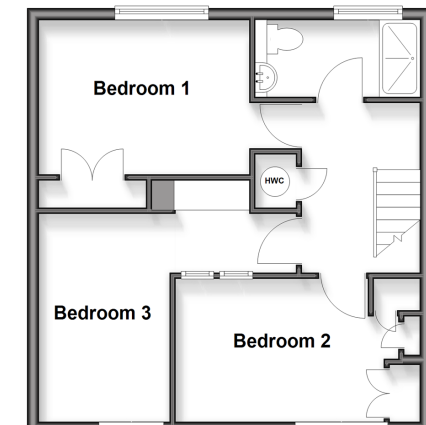
### OUTSIDE

- Off Road Parking
- Front Garden
- Rear Garden

**Ground Floor**  
Approx. 61.1 sq. metres (657.2 sq. feet)



**First Floor**  
Approx. 44.4 sq. metres (478.1 sq. feet)



**Call Strood - 01634 716597 ■ [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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