



OVER 60?

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

Guide Price
£275,000

Freehold

2x  2x  2x 

**Borstal Street,
Rochester, Kent, ME1**

Wards
Helping you move forwards



Main features

- Perfect first time buy!
- Beautifully presented with original features and bespoke furnishings
- Upstairs shower room and downstairs bathroom
- Balcony and second floor mezzanine
- Close to Rochester High Street

Accommodation

SPLIT LEVEL GROUND FLOOR

Hallway
 Lounge: 10'3 x 9'8 (3.13m x 2.95m)
 Dining Area: 12'11 x 9'9 (3.94m x 2.97m)
 Kitchen: 8'3 x 6'8 (2.52m x 2.03m)
 Utility : 6'6 x 3'0 (1.98m x 0.92m)
 Bathroom: 6'7 x 6'5 (2.01m x 1.96m)

SPLIT LEVEL FIRST FLOOR

Landing
 Bedroom 1: 12'11 x 9'11 (3.94m x 3.02m)
 En-Suite Shower Room: 8'8 x 8'0 (2.64m x 2.44m)
 Balcony
 Bedroom 2: 12'11 x 10'0 (3.94m x 3.05m)

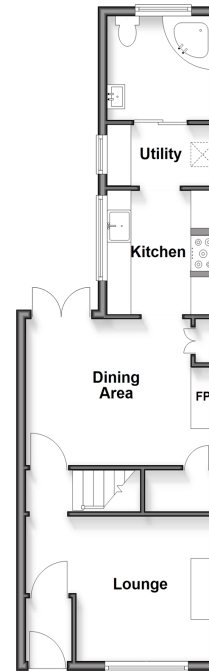
MEZZANINE SECOND FLOOR

Loft Room: 12'10 x 11'9 (3.91m x 3.58m)

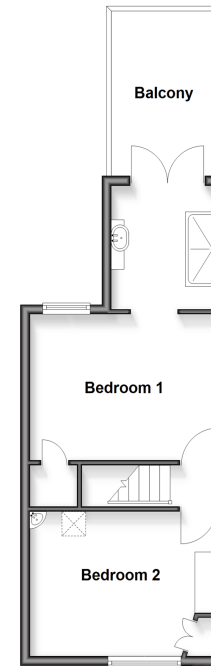
OUTSIDE

Rear Garden

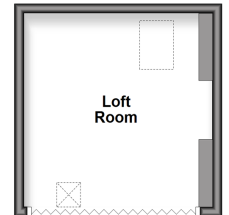
Split Level Ground Floor
 Approx. 42.0 sq. metres (451.9 sq. feet)



Split Level First Floor
 Approx. 33.9 sq. metres (364.8 sq. feet)



Mezzanine Second Floor
 Approx. 15.8 sq. metres (170.2 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 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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