


**OVER 60?**
Secure this property
for up to **59% less!***

## Guide Price

# £275,000

## Freehold

3x 1x 1x

**Hill Road, Rochester,**
**Kent, ME1**

Wards
Helping you move forwards







## Main features

- Requires extensive modernisation throughout
- Occupies a large plot with potential to develop and extend (stpp)
- Garage and off-road parking
- Perfect for investors and developers
- Within easy reach of the historic High Street and high speed station




## Accommodation

### SPLIT LEVEL GROUND FLOOR

Hallway
Lounge/Diner: 26'7 x 11'9 (8.11m x 3.58m)
Kitchen: 10'11 x 9'7 (3.33m x 2.92m)
Bathroom: 7'0 x 5'6 (2.14m x 1.68m)
Garage
Store Room

### BASEMENT

Cellar : 28'2 x 11'4 (8.59m x 3.46m)

### FIRST FLOOR

Landing
Bedroom 1: 15'6 x 11'10 (4.73m x 3.61m)
Bedroom 2: 12'0 x 10'1 (3.66m x 3.08m)
Bedroom 3: 11'0 x 9'3 (3.36m x 2.82m)

### OUTSIDE

Off-Road Parking
Rear Garden

## Call Rochester - 01634 830925 ■ wardsofkent.co.uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease




The Property Ombudsman

INVESTORS IN PEOPLE

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