



Price
£325,000

Freehold

2x  2x  3x 

**Merrals Wood Road,
Strood, Rochester, Kent,
ME2**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Extended semi-detached with a downstairs space that could be used as gym, office or bedroom**
- **Garage and driveway**
- **Refurbished modern kitchen with skylight and integrated appliances**
- **Close to local convenience store and, primary and secondary schools**
- **No onward chain**

Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 13'8 x 11'9 (4.17m x 3.58m)

Dining Room: 11'2 x 10'10 (3.41m x 3.30m)

Kitchen : 11'4 x 8'4 (3.46m x 2.54m)

Family Room: 10'5 x 9'3 (3.18m x 2.82m)

Bathroom: 7'2 x 5'4 (2.19m x 1.63m)

FIRST FLOOR

Landing

Bedroom 1 : 16'7 x 10'1 (5.06m x 3.08m)

Bedroom 2 : 9'4 x 8'8 (2.85m x 2.64m)

Shower Room : 7'5 x 7'0 (2.26m x 2.14m)

OUTSIDE

Driveway

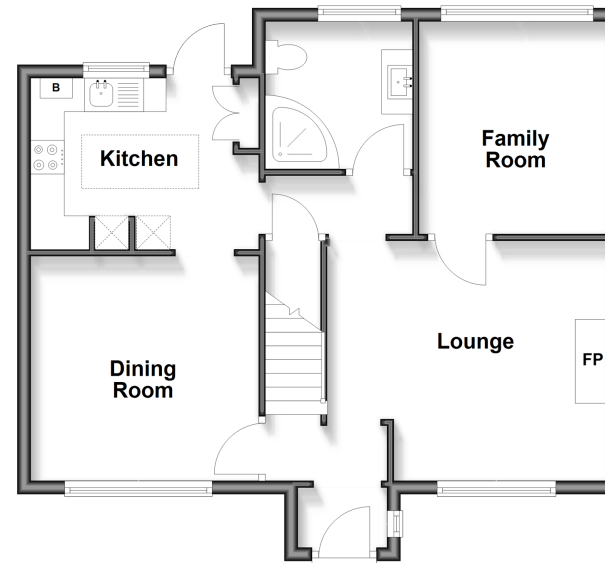
Garage

Front Garden

Rear Garden

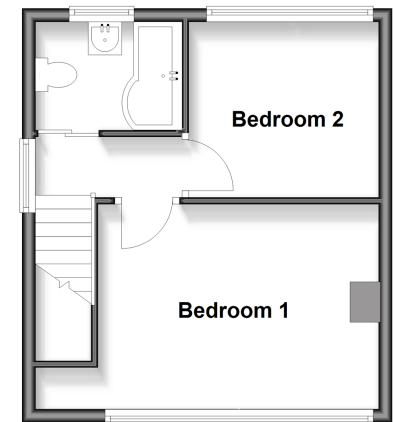
Ground Floor

Approx. 57.4 sq. metres (617.6 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.2 sq. feet)



Call Strood - 01634 716597 ■ 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



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