

**Guide Price**  
**£600,000**

**Freehold**

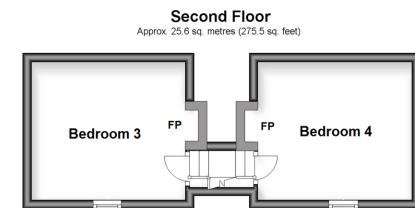
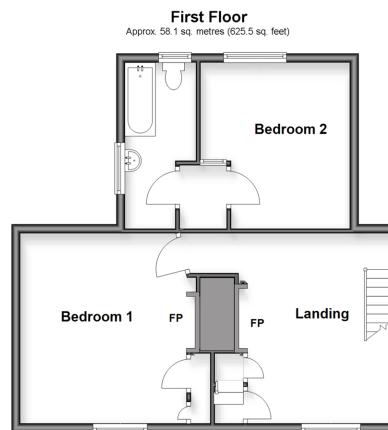
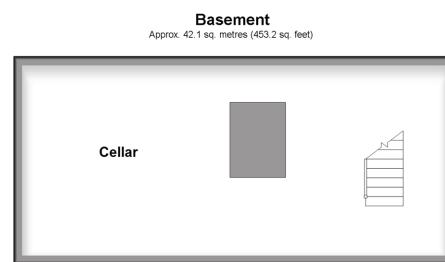
4x 2x 3x

**St. Margaret's Street,  
Rochester, Kent, ME1**

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



**Wards**  
Helping you move forwards



## Accommodation

### GROUND FLOOR

Dining Room: 13'8" x 8'8" (4.17m x 2.64m)  
 Study: 13'10" x 11'11" (4.22m x 3.63m)  
 Lounge: 17'2" x 12'2" (5.24m x 3.71m)  
 Kitchen: 10'4" x 9'8" (3.15m x 2.95m)  
 Sun Room: 10'2" x 9'5" (3.10m x 2.87m)  
 Shower Room

### BASEMENT

Cellar : 22'2" x 11'5" (6.76m x 3.48m)

### FIRST FLOOR

Landing: 14'8" x 11'7" (4.47m x 3.53m)  
 Bedroom 1: 15'9" x 14'1" (4.80m x 4.30m)  
 Bedroom 2: 12'3" x 5'3" (3.74m x 1.60m)  
 Bathroom

### SECOND FLOOR

Bedroom 3: 11'6" x 11'2" (3.51m x 3.41m)  
 Bedroom 4: 12'9" x 11'1" (3.89m x 3.38m)

### OUTSIDE

Rear Garden



## Main features

- **No forward chain**
- **Huge established rear garden**
- **Grade 2 listed 18th century house in conservation area**
- **Large cellar**
- **Located in one of Rochester's most prestigious roads**

### Nearest Schools

Primary Schools: St Margaret's at Troy Town CofE Voluntary Controlled Primary 0.4 miles

Secondary Schools: King's School, Rochester 0.6 miles

### Transport Information

Train Stations: Strood 1.2 miles, Rochester 1.3 miles, Chatham 1.6 miles

### Address

St. Margaret's Street, Rochester, Kent, ME1

### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Rochester Branch 01634 830925 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property

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

■ 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.

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