



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

Guide Price
£250,000

Freehold

3x 1x 2x

**Catherine Street,
Rochester, Kent, ME1**

Wards
Helping you move forwards



Main features

- **Perfect first time buy!**
- **Extended kitchen ideal for entertaining**
- **Sold with no forward chain**
- **Ideal investment opportunity**
- **Close to the historic High Street with high speed station**

Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Hall

Lounge: 9'8 x 9'3 (2.95m x 2.82m)

Dining Area: 12'1 x 9'8 (3.69m x 2.95m)

Kitchen: 11'6 x 8'7 (3.51m x 2.62m)

Bathroom: 6'11 x 6'0 (2.11m x 1.83m)

SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 12'2 x 9'7 (3.71m x 2.92m)

Bedroom 2: 12'2 x 9'8 (3.71m x 2.95m)

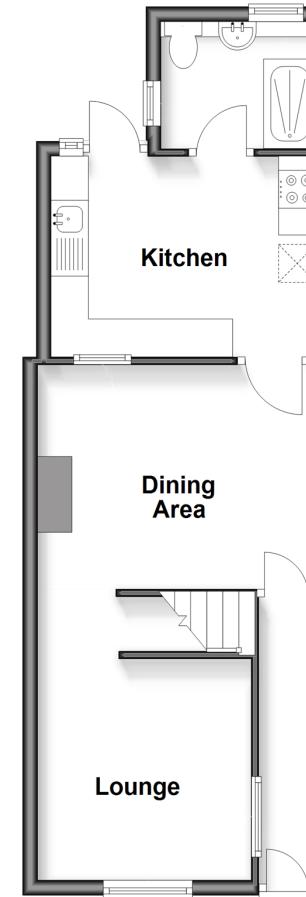
Bedroom 3: 8'11 x 6'11 (2.72m x 2.11m)

OUTSIDE

Rear Garden

Split Level Ground Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



Split Level First Floor

Approx. 32.1 sq. metres (345.0 sq. feet)



Call Rochester - 01634 830925 ■ wardsofkent.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 50% less, by purchasing a Lifetime Lease.

EPC RATING:  CURRENT: E(51) POTENTIAL: B(90)





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