



**Guide Price**  
**£350,000**

**Freehold**

3x  1x  2x 

**Nottingham Walk,  
Strood, Rochester, Kent,  
ME2**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Extended family home with 3 double bedrooms
- Downstairs cloakroom
- Garage en-bloc
- Modern kitchen with built-in appliances
- Close to schools, no onward chain
- Furnishings available via negotiations

## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hall  
Cloakroom  
Kitchen : 10'5 x 7'3 (3.18m x 2.21m)  
Lounge : 17'2 x 12'4 (5.24m x 3.76m)  
Dining Area: 14'0 x 8'4 (4.27m x 2.54m)

### FIRST FLOOR

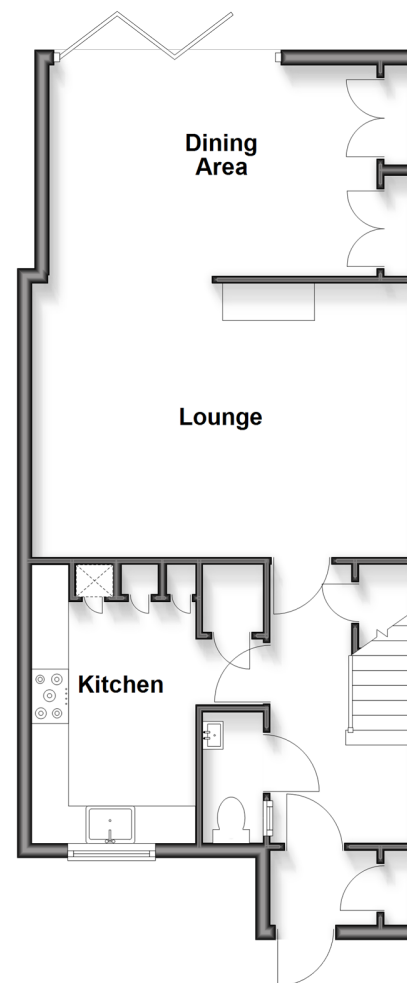
Landing  
Bedroom 1 : 10'6 x 10'0 (3.20m x 3.05m)  
Bedroom 2 : 12'7 x 7'7 (3.84m x 2.31m)  
Bedroom 3 : 9'3 x 8'3 (2.82m x 2.52m)  
Bathroom: 6'10 x 5'5 (2.08m x 1.65m)

### OUTSIDE

Front Garden  
Rear Garden  
Garage En-bloc

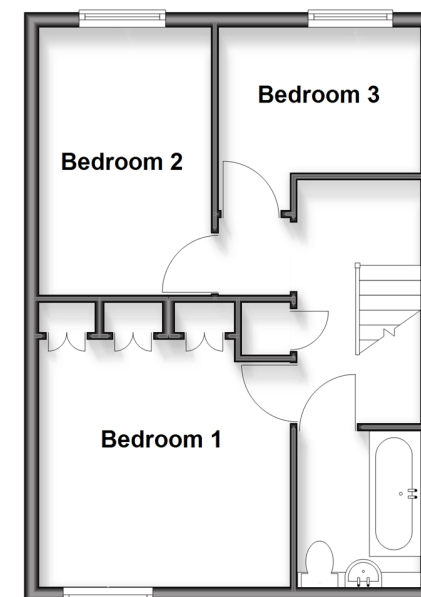
### Ground Floor

Approx. 55.8 sq. metres (600.3 sq. feet)



### First Floor

Approx. 39.1 sq. metres (420.6 sq. feet)



**Call Strood - 01634 716597 ■ [wardsof Kent.co.uk](http://wardsof Kent.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 59% less, by purchasing a Lifetime Lease



11846864/20260204/JC/JC