



**Price**  
**£280,000**

**Freehold**

3x  1x  1x 

**Grove Road, Strood,  
Rochester, Kent, ME2**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

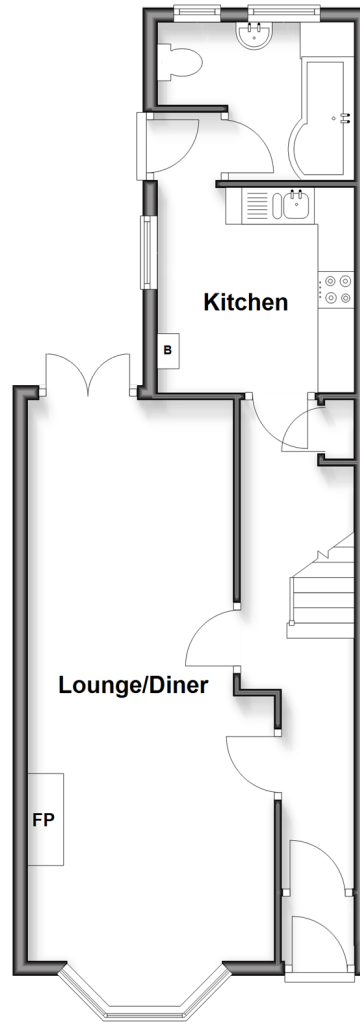
- Offered for sale with no onward chain
- Spacious 27'10 lounge/diner
- Perfect investment opportunity or first time buyers
- Close to the town centre and railway station
- Walking distance to the nearby Broomhill Park

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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

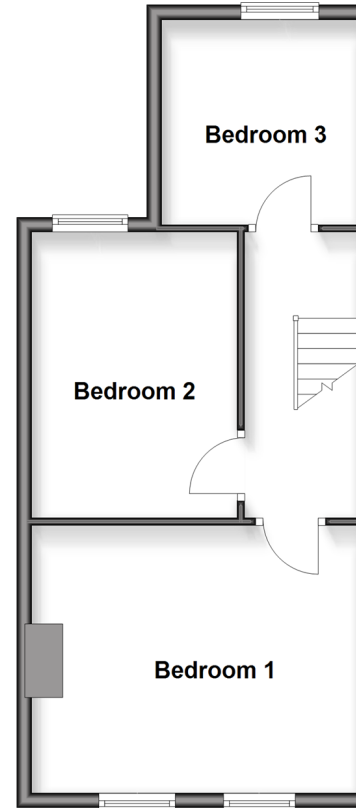
### Ground Floor

Approx. 48.6 sq. metres (523.5 sq. feet)



### First Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch  
 Entrance Hall  
 Lounge/Diner : 27'10 x 9'4 (8.49m x 2.85m)  
 Kitchen : 9'4 x 9'3 (2.85m x 2.82m)  
 Bathroom: 9'1 x 7'1 (2.77m x 2.16m)

### FIRST FLOOR

Landing  
 Bedroom 1 : 15'6 x 12'2 (4.73m x 3.71m)  
 Bedroom 2 : 12'8 x 9'7 (3.86m x 2.92m)  
 Bedroom 3 : 9'3 x 9'1 (2.82m x 2.77m)

### OUTSIDE

Front Garden  
 Rear Garden

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



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