



**OVER 60?**

You could get up to  
**59% off** the price!\*

**Price**  
**£280,000**

**Freehold**

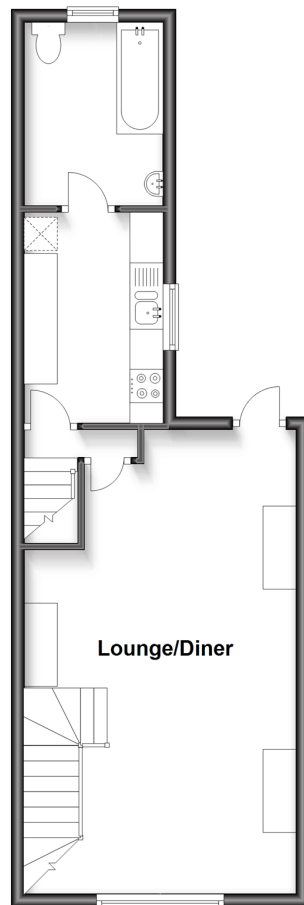
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**Queens Road, Chatham,  
Kent, ME5**

*Wards*  
Helping you move forwards

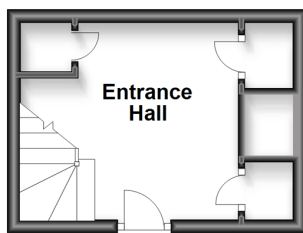
### First Floor

Approx. 41.5 sq. metres (446.2 sq. feet)



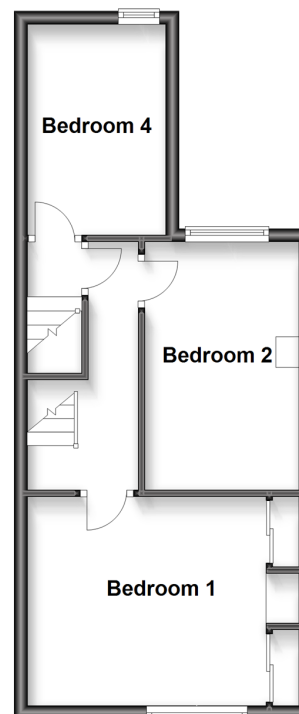
### Ground Floor

Approx. 12.2 sq. metres (131.0 sq. feet)



### Split Level Second Floor

Approx. 35.5 sq. metres (381.9 sq. feet)



### Third Floor

Approx. 14.8 sq. metres (159.6 sq. feet)



## Accommodation

### GROUND FLOOR

**Entrance Hall**

### FIRST FLOOR

**Lounge/Diner:** 23'2 x 12'6 (7.07m x 3.81m)

**Kitchen:** 9'11 x 6'10 (3.02m x 2.08m)

**Bathroom:** 8'6 x 6'8 (2.59m x 2.03m)

### SPLIT LEVEL SECOND FLOOR

**Landing**

**Bedroom 1:** 10'8 x 10'4 (3.25m x 3.15m)

**Bedroom 2:** 12'6 x 7'0 (3.81m x 2.14m)

**Bedroom 4:** 11'4 x 9'8 (3.46m x 2.95m)

### THIRD FLOOR

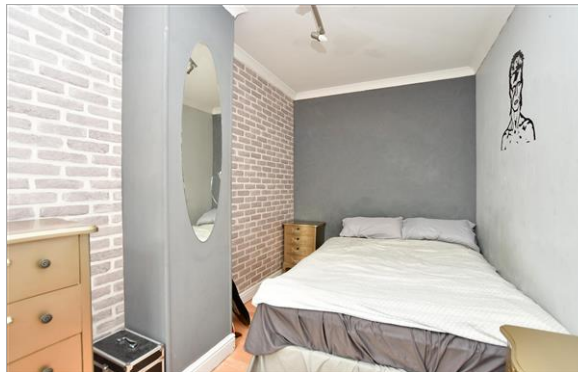
**Bedroom 3:** 8'2 x 6'10 (2.49m x 2.08m)

### OUTSIDE

**Off Road Parking**

**Rear Garden**





## Main features

- Off road parking
- Chain free to assist a quick transaction
- Loft extension to create 4th bedroom
- Handy office space or study to ground floor
- Perfect for first time buyers looking to get on property ladder



### Nearest Schools

Primary Schools: Luton Junior School 0.4 miles, Woodlands Primary 1.0 miles, All Saints C of E Primary, Chatham 1.1 miles

Secondary Schools: Chatham Grammar School for Girls



### Transport Information

Train Stations: Chatham 1.7 miles, Gillingham 1.9 miles, Rochester 2.3 miles



### Address

Queens Road, Chatham, Kent, ME5



### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

Call Chatham Branch 01634 841243 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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