



**Price**  
**£210,000**

**Freehold**

2x  1x  2x 

**Arden Street,  
Gillingham, Kent, ME7**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Cash buyers only
- Useful cellar
- Gas central heating and double glazing
- Low maintenance rear garden with additional garden room
- Easy walking distance of Gillingham High Street & Main Line Station

## Accommodation

### GROUND FLOOR

- Hallway
- Dining Room : 10'0 x 7'6 (3.05m x 2.29m)
- Lounge : 11'5 x 10'9 (3.48m x 3.28m)
- Kitchen : 8'7 x 6'0 (2.62m x 1.83m)
- Separate Toilet
- Lean-To: 7'7 x 4'4 (2.31m x 1.32m)

### BASEMENT

- Cellar : 11'4 x 9'9 (3.46m x 2.97m)

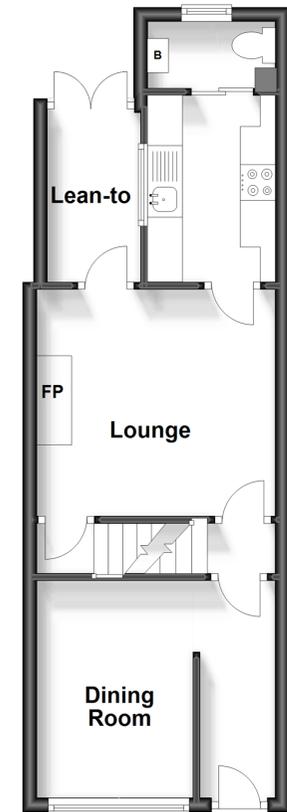
### SPLIT LEVEL FIRST FLOOR

- Landing
- Bedroom 1 : 11'6 x 10'7 (3.51m x 3.23m)
- Bedroom 2: 11'5 x 10'11 (3.48m x 3.33m)
- Bathroom

### OUTSIDE

- Rear Garden
- Garden Room: 8'0 x 6'1 (2.44m x 1.86m)

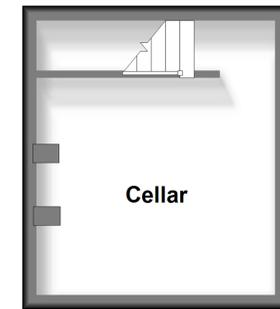
**Ground Floor**  
Approx. 34.7 sq. metres (373.2 sq. feet)



**Split Level First Floor**  
Approx. 29.2 sq. metres (314.8 sq. feet)



**Basement**  
Approx. 13.1 sq. metres (141.0 sq. feet)



Call Gillingham - 01634 851191 ■ [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.



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