



**Price**  
**£275,000**

**Freehold**

3x  1x  1x 

**Rochester Road,  
Gravesend, Kent, DA12**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Open plan lounge/diner
- Handy additional downstairs toilet
- Spacious rear garden ideal for children to play in
- Within walking distance to excellent local schools
- Shops and local amenities all close by

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner : 13'4 x 13'1 (4.07m x 3.99m)

Kitchen: 13'2 x 9'8 (4.02m x 2.95m)

Toilet

### FIRST FLOOR

Landing

Bedroom 1: 13'8 x 9'11 (4.17m x 3.02m)

Bedroom 2: 10'0 x 9'10 (3.05m x 3.00m)

Bedroom 3: 10'2 x 6'1 (3.10m x 1.86m)

Bathroom

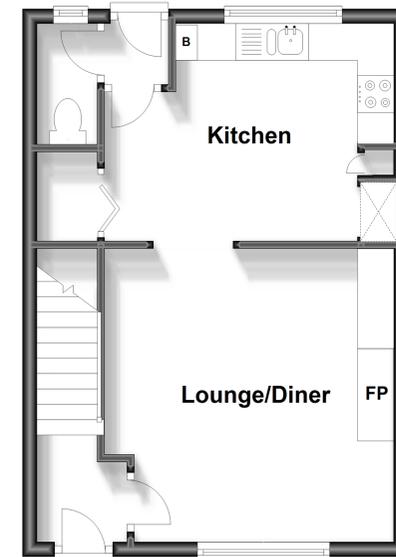
### OUTSIDE

Front Garden

Rear Garden

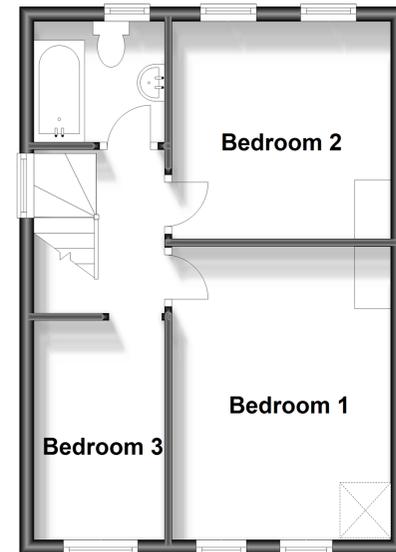
## Ground Floor

Approx. 34.5 sq. metres (371.8 sq. feet)



## First Floor

Approx. 34.5 sq. metres (371.8 sq. feet)



Call Gravesend - 01474 352417 ■ [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.



11139969/20240404/JM/AH