



Price
£350,000

Freehold

3x  1x  1x 

**Beaulieu Rise,
Rochester, Kent, ME1**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Perfect for first time buyers looking to get on the property ladder**
- **Quiet cul-de-sac position close to historic High Street and high speed station**
- **Open-plan lounge diner**
- **Upstairs bathroom and downstairs cloakroom**
- **Off-road parking**

Accommodation

GROUND FLOOR

Hallway

Cloakroom: 4'8 x 2'10 (1.42m x 0.86m)

Lounge : 12'9 x 11'3 (3.89m x 3.43m)

Dining Area: 9'11 x 8'11 (3.02m x 2.72m)

Kitchen: 11'8 x 8'0 (3.56m x 2.44m)

FIRST FLOOR

Landing

Bedroom 1: 11'10 x 9'6 (3.61m x 2.90m)

Bedroom 2: 10'10 x 10'8 (3.30m x 3.25m)

Bedroom 3: 8'10 x 7'7 (2.69m x 2.31m)

Bathroom: 6'4 x 5'5 (1.93m x 1.65m)

OUTSIDE

Front and Rear Garden

Off-Road-Parking

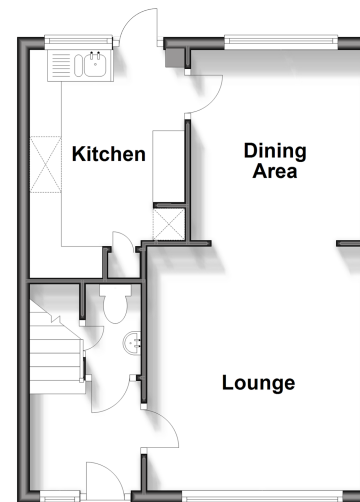
OUTBUILDING

Storage Room 1

Storage Room 2

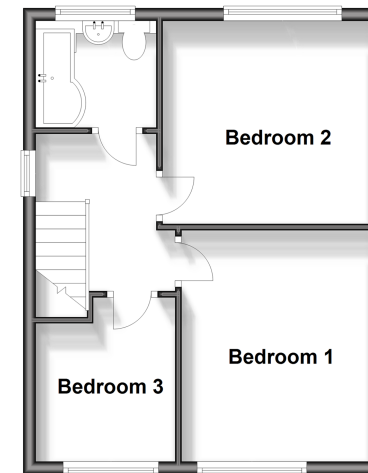
Ground Floor

Approx. 36.8 sq. metres (396.0 sq. feet)



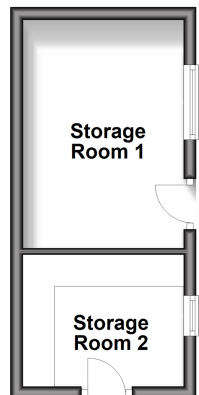
First Floor

Approx. 36.8 sq. metres (396.0 sq. feet)



Outbuilding

Approx. 14.8 sq. metres (159.0 sq. feet)



Call Rochester - 01634 830925 ■ wardsofkent.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.

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



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