



**Price**  
**£385,000**

**Freehold**

3x  1x  2x 

**Arthur Road, Rochester,  
Kent, ME1**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Extended period house in sought after location
- Walking distance to high speed station
- Immaculately presented throughout
- Open plan kitchen/diner ideal for entertaining
- Rear extension creating extra living space

## Accommodation

### GROUND FLOOR

Hallway  
 Lounge: 13'8 x 8'7 (4.17m x 2.62m)  
 Kitchen/Diner: 16'8 x 12'2 (5.08m x 3.71m)  
 Conservatory: 13'8 x 12'2 (4.17m x 3.71m)

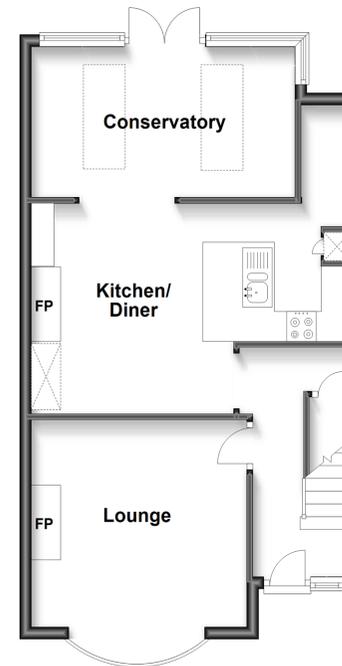
### FIRST FLOOR

Landing  
 Bedroom 1: 13'4 x 9'9 (4.07m x 2.97m)  
 Bedroom 2: 12'0 x 11'6 (3.66m x 3.51m)  
 Bedroom 3: 8'7 x 6'5 (2.62m x 1.96m)  
 Bathroom

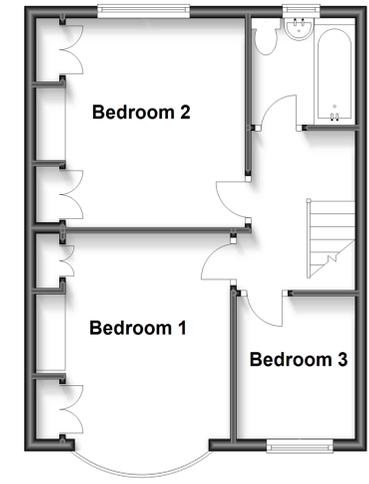
### OUTSIDE

Front and Rear Garden

**Ground Floor**  
 Approx. 50.8 sq. metres (546.4 sq. feet)



**First Floor**  
 Approx. 38.7 sq. metres (416.5 sq. feet)



Call Rochester - 01634 830925 ■ [wardsofkent.co.uk](http://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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