



**Guide Price**  
**£300,000**

**Freehold**

4x  2x  2x 

**May Road, Rochester,  
Kent, ME1**

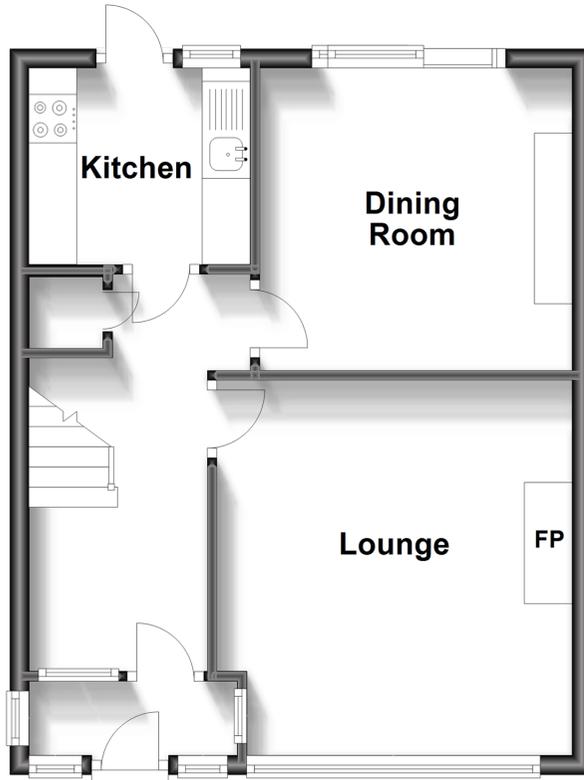
**OVER 60?**

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

*Wards*  
Helping you move forwards

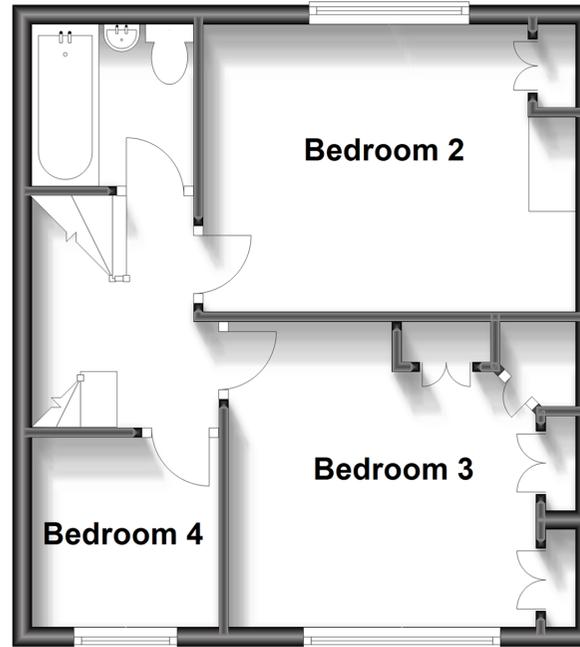
## Ground Floor

Approx. 40.2 sq. metres (433.0 sq. feet)



## First Floor

Approx. 35.3 sq. metres (380.2 sq. feet)



## Second Floor

Approx. 24.2 sq. metres (260.5 sq. feet)



## Accommodation

### GROUND FLOOR

Porch  
Entrance Hall  
Lounge: 13'3 x 12'7 (4.04m x 3.84m)  
Dining Room: 11'1 x 10'7 (3.38m x 3.23m)  
Kitchen: 6'11 x 6'11 (2.11m x 2.11m)

### FIRST FLOOR

Landing  
Bedroom 2: 10'6 x 9'8 (3.20m x 2.95m)  
Bedroom 3: 12'9 x 10'3 (3.89m x 3.13m)  
Bedroom 4: 7'2 x 6'4 (2.19m x 1.93m)  
Bathroom: 5'6 x 5'3 (1.68m x 1.60m)

### SECOND FLOOR

Landing  
Bedroom 1: 14'7 x 13'6 (4.45m x 4.12m)  
En-suite Shower Room: 9'0 x 5'11 (2.75m x 1.80m)



## Main features

- Ideal first time buy!
- Spacious living accommodation with a lounge and separate dining room
- Loft room with en-suite
- Close to all local shops and amenities
- Catchment area for top performing schools



### Nearest Schools

Primary Schools: Delce Junior School 0.5 miles St Margarets at Troy Town 0.5 miles

Secondary Schools: Rochester Grammar School for Girls 0.8 miles



### Transport Information

Train Stations: Chatham 1.1 miles, Strood 1.6 miles, Rochester 1.8 miles



### Address

May Road, Rochester, Kent, ME1



### Directions

For directions to this property please contact us.



*Wards*  
Helping you move forwards

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

EPC RATING

CURRENT: D(63) POTENTIAL: C(76)

11529508/20230802/DM/NW