



**Guide Price**  
**£225,000**

**Freehold**

3x  1x  2x 

**Catherine Street,  
Rochester, Kent, ME1**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Ideal first time buy
- Investment opportunity
- Enclosed rear garden
- Walking distance to the historic High Street and high speed station
- Catchment area for top performing schools

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 12'9 x 10'0 (3.89m x 3.05m)

Dining Room: 10'0 x 9'3 (3.05m x 2.82m)

Kitchen: 9'3 x 7'6 (2.82m x 2.29m)

Bathroom: 7'6 x 6'2 (2.29m x 1.88m)

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 12'8 x 9'10 (3.86m x 3.00m)

Bedroom 2: 12'8 x 9'9 (3.86m x 2.97m)

Bedroom 3: 8'6 x 7'7 (2.59m x 2.31m)

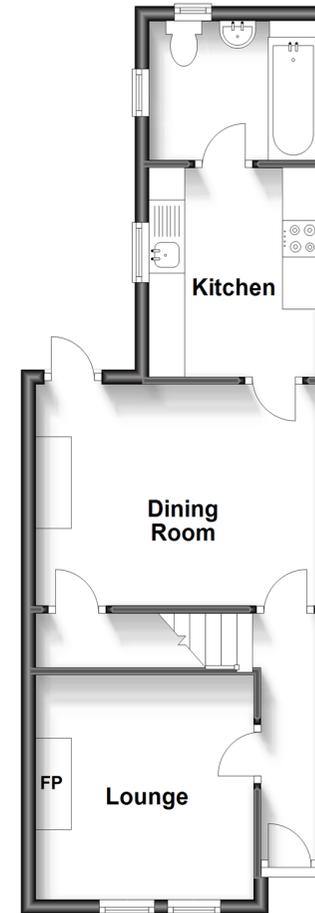
### OUTSIDE

Rear Garden

**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
- 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.

**Ground Floor**  
Approx. 38.9 sq. metres (419.1 sq. feet)



**Split Level First Floor**  
Approx. 34.7 sq. metres (373.9 sq. feet)



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