



Price

£400,000

Freehold

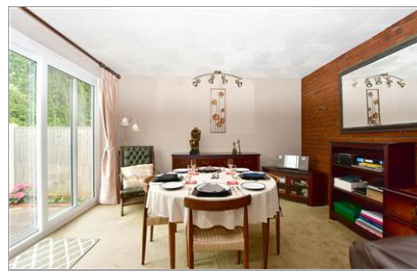
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**Canon Close, Rochester,
Kent, ME1**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Situated in a quiet cul-de-sac in a sought after location
- Garage and off-road parking
- Ground floor extension with potential to extend further stpp
- Walking distance to historic High Street
- Offered with no forward chain

Accommodation

GROUND FLOOR

Porch
Hallway
Cloakroom: 5'11 x 2'3 (1.80m x 0.69m)
Kitchen/Breakfast Room: 15'9 x 9'6 (4.80m x 2.90m)
Lounge: 15'4 x 11'3 (4.68m x 3.43m)
Dining Area: 12'0 x 9'10 (3.66m x 3.00m)

FIRST FLOOR

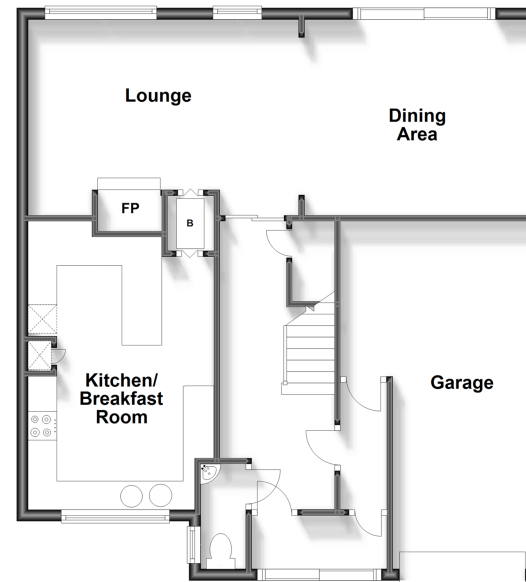
Landing
Bedroom 1: 15'11 into fitted wardrobes x 13'5 (4.85m x 4.09m)
Bedroom 2: 12'1 x 7'8 (3.69m x 2.34m)
Bedroom 3: 9'4 x 7'6 (2.85m x 2.29m)
Shower room: 7'0 x 5'5 (2.14m x 1.65m)

OUTSIDE

Integral Garage: 19'1 x 11'0 at widest point (5.82m x 3.36m)
Front and Rear Garden
Garage and Off-road Parking

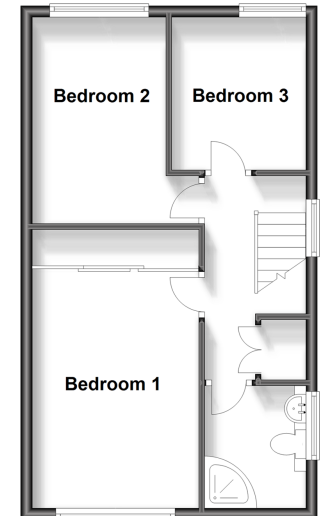
Ground Floor

Approx. 81.1 sq. metres (872.9 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.3 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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