



**Price**  
**£250,000**

**Freehold**

3x  1x  2x 

**Thomas Street,  
Rochester, Kent, ME1**

*Wards*  
Helping you move forwards





## Main features

- Immaculately presented throughout
- Perfect first time buy to get onto the property ladder
- Suitable for investors to add to their portfolio
- Modern kitchen and bathroom
- Close to historic High Street with high speed station

## Accommodation

### GROUND FLOOR

Lounge: 12'11 x 10'0 (3.94m x 3.05m)  
 Dining Room: 13'0 x 10'0 (3.97m x 3.05m)  
 Kitchen: 8'8 x 6'5 (2.64m x 1.96m)  
 Bathroom: 6'3 x 6'3 (1.91m x 1.91m)

### FIRST FLOOR

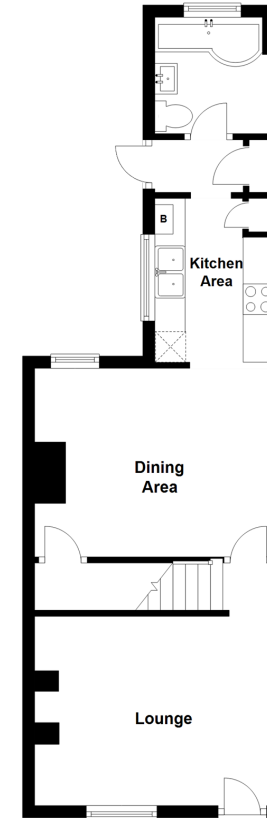
Landing  
 Bedroom 1: 11'0 x 9'11 (3.36m x 3.02m)  
 Bedroom 2: 12'11 x 10'0 (3.94m x 3.05m)  
 Bedroom 3: 8'11 x 6'6 (2.72m x 1.98m)

### OUTSIDE

Rear Garden

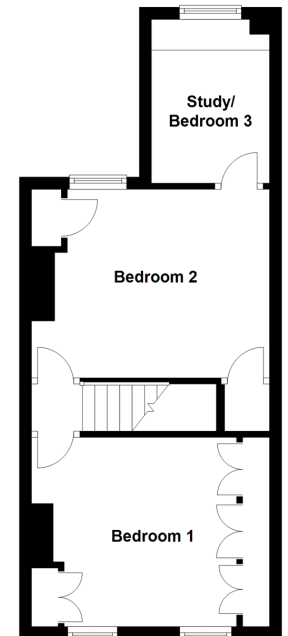
### Split Level Ground Floor

Approx. 39.3 sq. metres (423.5 sq. feet)



### Split Level First Floor

Approx. 33.6 sq. metres (361.4 sq. feet)



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



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