



**OVER 60?**

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

**Price**  
**£325,000**

**Freehold**

2x  1x  1x 

**London Road,  
Newington, Kent, ME9**

*Wards*  
Helping you move forwards





## Main features

- Beautifully presented private rear garden
- Large conservatory leading out to the sunny garden
- Garage and off road parking
- Close to local shops, amenities and Newington train station
- No onward chain

## Accommodation

### GROUND FLOOR

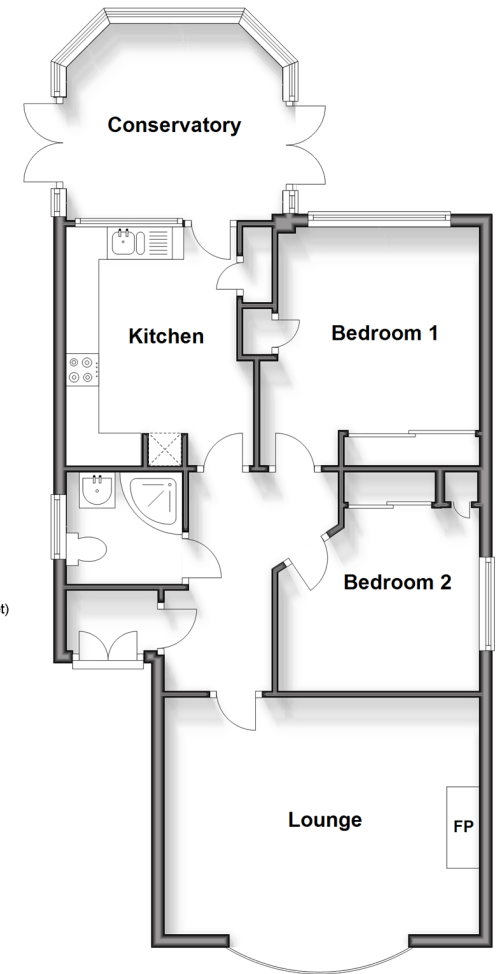
Porch  
 Entrance Hall  
 Lounge: 15'9 x 11'9 (4.80m x 3.58m)  
 Shower Room  
 Bedroom 1: 12'5 x 11'1 (3.79m x 3.38m)  
 Bedroom 2: 11'0 x 10'4 (3.36m x 3.15m)  
 Kitchen: 11'8 x 9'9 (3.56m x 2.97m)  
 Conservatory: 12'4 x 10'6 (3.76m x 3.20m)

### OUTSIDE

Front Garden  
 Garage  
 Off Road Parking  
 Rear Garden  
 Outbuilding/Store Room

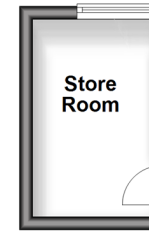
### Ground Floor

Approx. 72.6 sq. metres (781.7 sq. feet)



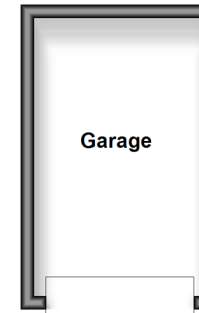
### Outbuilding

Approx. 5.6 sq. metres (59.8 sq. feet)



### Lower Ground Floor

Approx. 11.0 sq. metres (118.3 sq. feet)



**Call Sittingbourne - 01795 427272 ■ [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.



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