



**Guide Price**  
**£250,000**

**Freehold**

3x  1x  1x 

**Mallard Way, Lower  
Stoke, Rochester, Kent,  
ME3**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- 3 double bedrooms
- Modern kitchen/breakfast room, downstairs cloakroom and a 21' lounge/diner
- Enclosed rear garden
- Village location close to open countryside
- Several nearby amenities
- Ideal first family home

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Utility Room: 7'0 x 6'9 (2.14m x 2.06m)  
 Cloakroom  
 Kitchen/Breakfast Room: 10'6 x 10'0 (3.20m x 3.05m)  
 Lounge/Diner: 21'0 x 10'10 (6.41m x 3.30m)

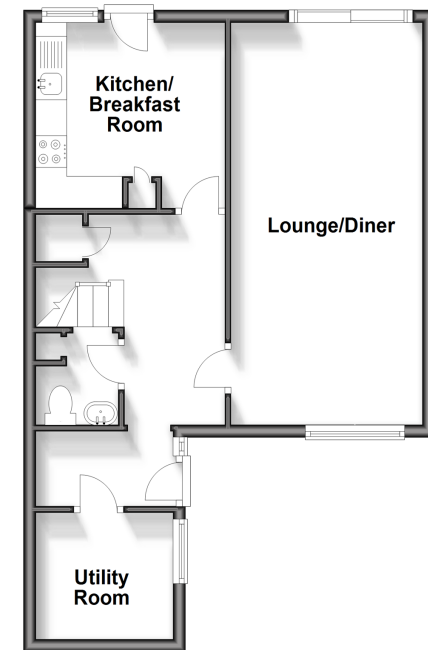
### FIRST FLOOR

Landing  
 Bedroom 1: 13'7 x 9'1 (4.14m x 2.77m)  
 Bedroom 2: 10'5 x 10'0 (3.18m x 3.05m)  
 Bedroom 3: 11'0 x 7'5 (3.36m x 2.26m)  
 Bathroom : 9'2 x 4'9 (2.80m x 1.45m)

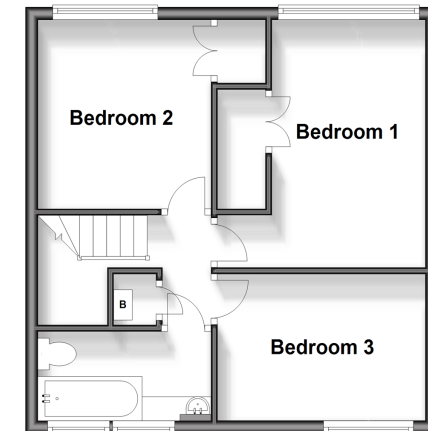
### OUTSIDE

Front Garden  
 Rear Garden

**Ground Floor**  
 Approx. 47.3 sq. metres (508.7 sq. feet)



**First Floor**  
 Approx. 39.6 sq. metres (425.8 sq. feet)



**Call Strood - 01634 716597 ■ 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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