Wilson Avenue | | Rochester | ME1 2SW

Guide price £325,000

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Nestled in the charming area of Wilson Avenue, Rochester, this delightful three-bedroom house offers a perfect blend of character and modern living. Built in 1935, the property boasts a rich history while providing ample space for a growing family or those seeking a comfortable home.

Spanning an impressive 915 square feet, the house features a welcoming reception room that serves as an ideal space for relaxation or entertaining guests. The well-proportioned bedrooms provide a peaceful retreat, ensuring a restful night's sleep. The bathroom is conveniently located, catering to the needs of the household with ease.

The property is situated in a desirable location, close to local amenities and transport links, making it an

- 3 spacious bedrooms
- Cosy reception room
- House on Wilson Avenue
- Near public transport
- Viewing recommended

- 1 modern bathroom
- Charming 1935 build
- Close to local schools
- Ideal family home
- Guide £325,000 - £355,000

Lounge
14'2" x 11'2" (4.32m x 3.40m)

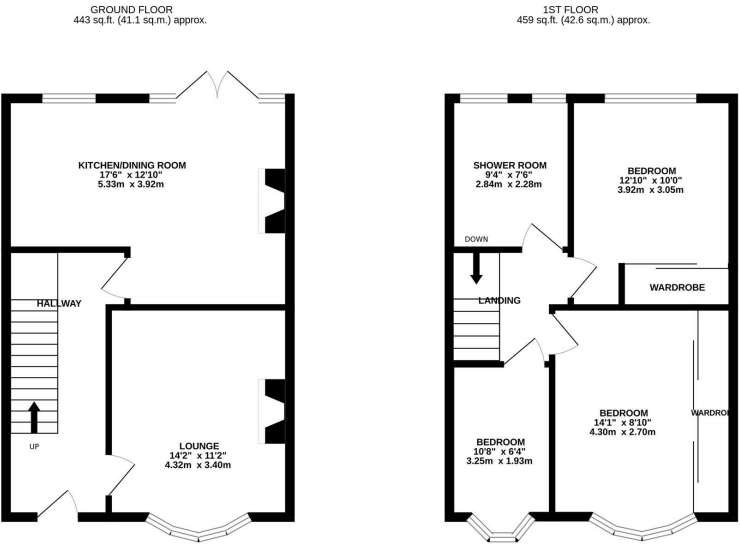### Kitchen/Dining Room
17'6" x 12'10" (5.33m x 3.92m)

Bedroom 1
14'1" x 8'10" (4.30m x 2.70m)

Bedroom 2
12'10" x 10'0" (3.92m x 3.05m)

Bedroom 3
10'8" x 6'4" (3.25m x 1.93m)

Shower Room
9'4" x 7'6" (2.84m x 2.28m)

Rear Garden

GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.

1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.

KITCHEN/DINING ROOM
17'6" x 12'10"
5.33m x 3.92m

HALLWAY

UP

LOUNGE
14'2" x 11'2"
4.32m x 3.40m

SHOWER ROOM
9'4" x 7'6"
2.84m x 2.28m

BEDROOM
12'10" x 10'0"
3.92m x 3.05m

DOWN

LANDING

WARDROBE

BEDROOM
14'1" x 8'10"
4.30m x 2.70m

WARDROBE

BEDROOM
10'8" x 6'4"
3.25m x 1.93m

TOTAL FLOOR AREA : 901 sq.ft. (83.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC