



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)

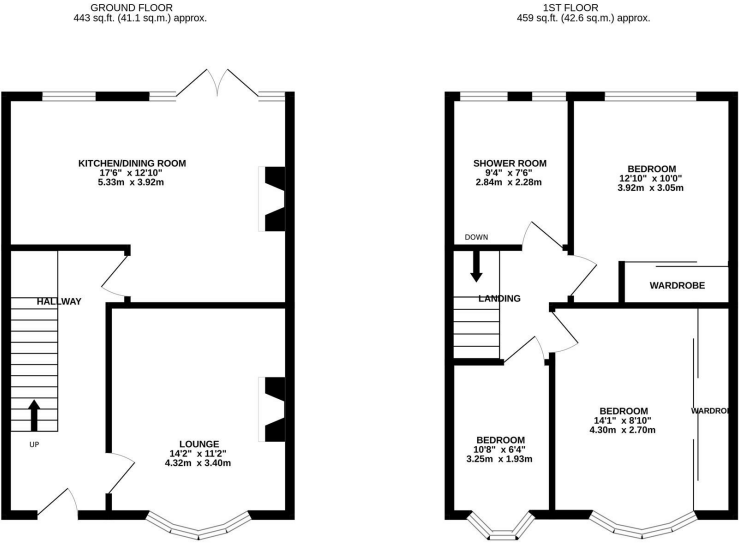
Bedroom 1
14'1" x 8'10" (4.30m x 2.70m)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	81
England & Wales	EU Directive 2002/91/EC	

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