



**Price**  
**£340,000**

**Freehold**

3x  1x  1x 

**Weller Avenue,  
Rochester, Kent, ME1**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Perfect first time buy!
- Situated on a large corner plot with potential to extend (stpp)
- Catchment area for top performing schools
- Off-road parking
- No forward chain

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 15'8 x 10'0 (4.78m x 3.05m)

Kitchen: 9'10 x 9'3 (3.00m x 2.82m)

Conservatory: 19'2 x 10'3 (5.85m x 3.13m)

Bathroom: 7'6 x 2'11 (2.29m x 0.89m)

### FIRST FLOOR

Landing

Bedroom 1: 15'8 x 9'8 (4.78m x 2.95m)

Bedroom 2: 9'7 x 8'3 (2.92m x 2.52m)

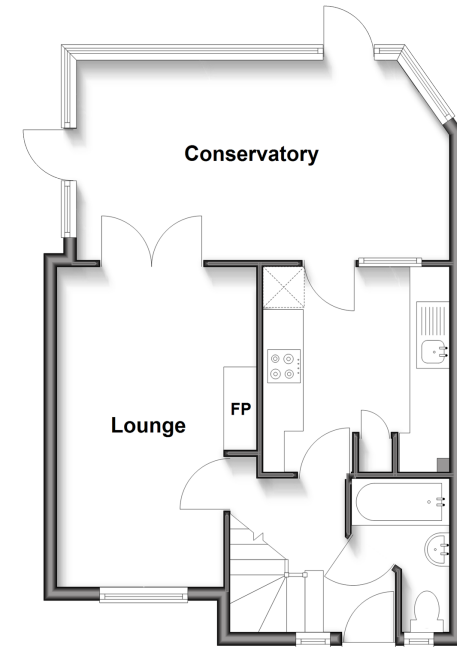
Bedroom 3: 9'1 x 8'0 (2.77m x 2.44m)

### OUTSIDE

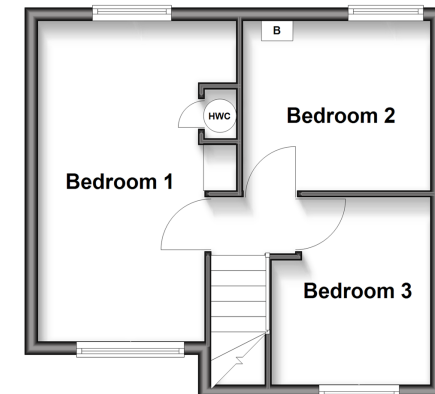
Front and Rear Garden

Off-Road Parking

**Ground Floor**  
Approx. 48.2 sq. metres (518.7 sq. feet)



**First Floor**  
Approx. 31.0 sq. metres (333.3 sq. feet)



**Call Rochester - 01634 830925 ■ [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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