



Price
£700,000

Freehold

4x  3x  1x 

**Providence Avenue,
Rochester, Kent, ME1**

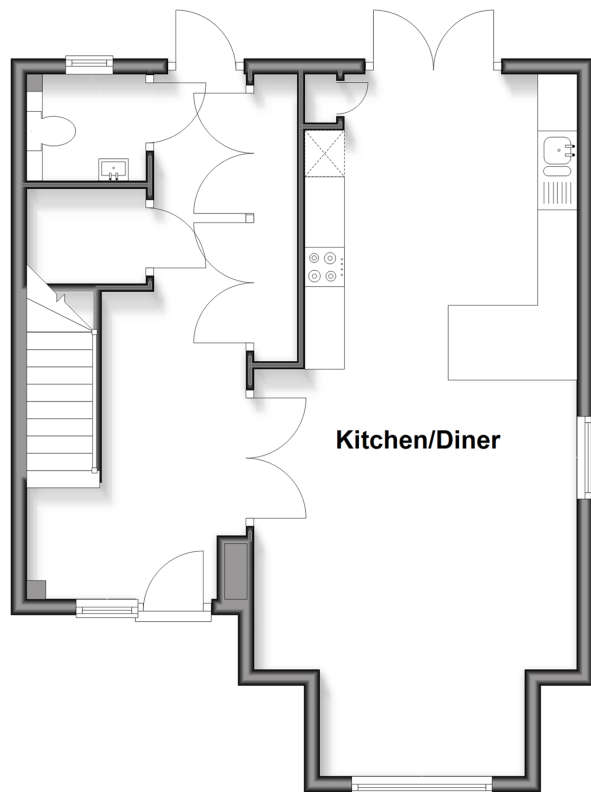
OVER 60?

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

Wards
Helping you move forwards

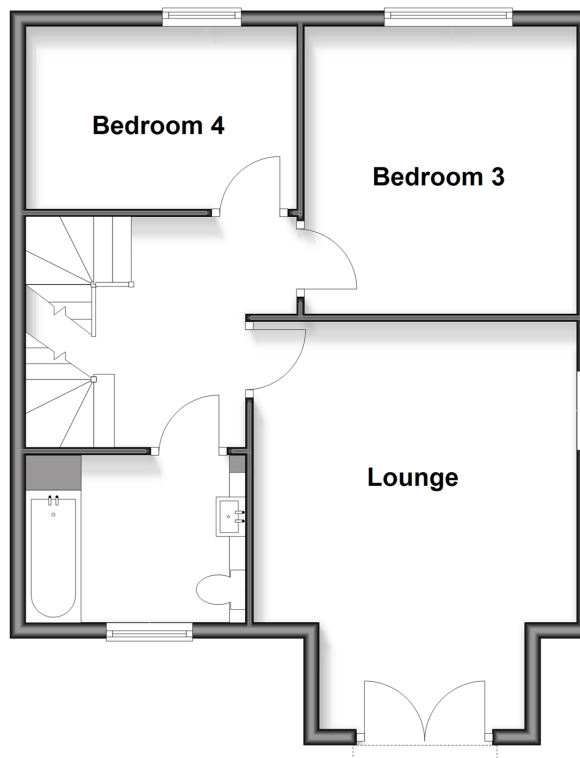
Ground Floor

Approx. 53.6 sq. metres (577.3 sq. feet)



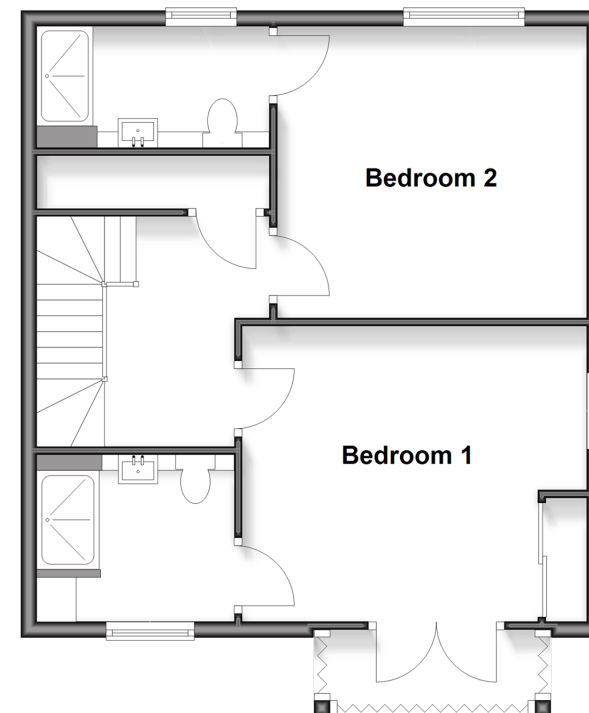
First Floor

Approx. 56.0 sq. metres (603.1 sq. feet)



Second Floor

Approx. 55.4 sq. metres (596.3 sq. feet)



Accommodation

GROUND FLOOR

Hallway
Cloakroom: 4'5 x 4'1 (1.35m x 1.25m)
Kitchen/Diner: 29'2 x 13'6 (8.90m x 4.12m)

FIRST FLOOR

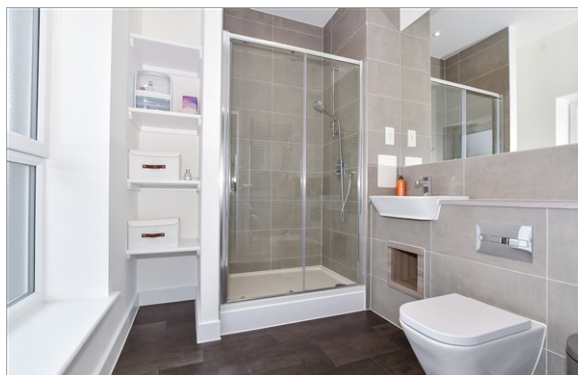
Landing
Lounge: 16'9 x 13'6 (5.11m x 4.12m)
Bedroom 3: 11'9 x 11'3 (3.58m x 3.43m)
Bedroom 4: 11'4 x 7'5 (3.46m x 2.26m)
Bathroom: 9'0 x 7'9 (2.75m x 2.36m)

SECOND FLOOR

Landing
Bedroom 1: 14'7 x 12'2 (4.45m x 3.71m)
Balcony
En-Suite Shower Room: 8'0 x 7'10 (2.44m x 2.39m)
Bedroom 2: 13'3 x 12'2 (4.04m x 3.71m)
En-Suite Shower Room: 9'7 x 5'0 (2.92m x 1.53m)

OUTSIDE

Off-Road Parking
Rear Garden



Main features

- **Stunning riverside property!**
- **Immaculate condition throughout and ready to move straight into!**
- **Popular Rochester Riverside development**
- **Off-road parking for multiple cars**
- **No forward chain**



Nearest Schools

Primary Schools: St Margaret's at Troy Town CofE Voluntary Controlled Primary 0.3 miles

Secondary Schools: Fort Pitt Grammar School 1.0 miles



Transport Information

Train Stations: Rochester 0.2 miles, Strood 1.0 miles, Chatham 1.2 miles



Address

Providence Avenue, Rochester, Kent, ME1



Directions

For directions to this property please contact us.



Call Rochester Branch 01634 830925 ■ 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 50% less, by purchasing a Lifetime Lease.



11530125/20251006/SN/SN