



Price
£425,000

Freehold

4x  1x  2x 

**Beresford Avenue,
Rochester, Kent, ME1**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Sought after location close to the historic High Street and high speed station
- Well presented throughout
- Garage and off-road parking
- Handy loft room and conservatory
- Catchment area for top performing schools

Accommodation

GROUND FLOOR

Hallway

Lounge: 18'0 x 11'1 (5.49m x 3.38m)

Dining Room: 12'1 x 10'6 (3.69m x 3.20m)

Kitchen: 15'0 x 11'2 (4.58m x 3.41m)

Conservatory: 11'6 x 10'5 (3.51m x 3.18m)

Cloakroom: 3'11 x 2'6 (1.19m x 0.76m)

FIRST FLOOR

Landing

Bedroom 1: 16'8 x 9'4 (5.08m x 2.85m)

Bedroom 2: 11'4 x 9'2 (3.46m x 2.80m)

Bedroom 3: 11'5 x 6'7 (3.48m x 2.01m)

Bedroom 4: 10'4 x 5'10 (3.15m x 1.78m)

Bathroom: 11'10 x 6'5 (3.61m x 1.96m)

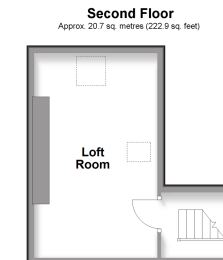
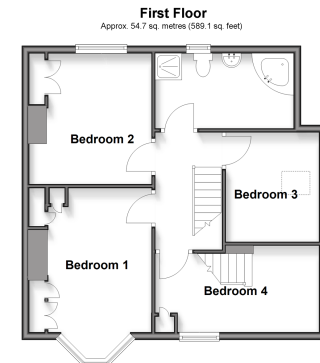
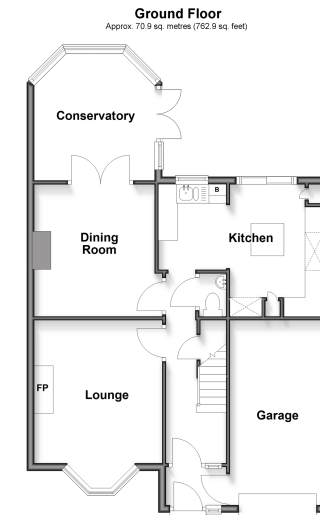
SECOND FLOOR

Loft Room: 15'11 x 9'0 (4.85m x 2.75m)

OUTSIDE

Garage and Off-Road Parking

Rear Garden



Call Rochester - 01634 830925 ■ wardsofKent.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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.



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