



**OVER 60?**

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

**Price**

**£280,000**

**Freehold**

2x  1x  2x 

**Rochester Avenue,  
Rochester, Medway,  
ME1**

*Wards*  
Helping you move forwards





## Main features

- Beautifully presented throughout
- Perfect first time buy or investment opportunity
- Upstairs bathroom and downstairs cloakroom
- Double-chambered cellar ideal for a home office/gym/craft room
- Close to the historic High Street and high speed station

## Accommodation

### GROUND FLOOR

Lounge: 13'3 x 10'0 (4.04m x 3.05m)  
Dining Area: 12'11 x 10'6 (3.94m x 3.20m)  
Kitchen/Breakfast Area: 10'5 x 7'8 (3.18m x 2.34m)  
Cloakroom

### BASEMENT

Cellar 1: 13'3 x 12'7 (4.04m x 3.84m)  
Cellar 2: 12'2 x 10'2 (3.71m x 3.10m)

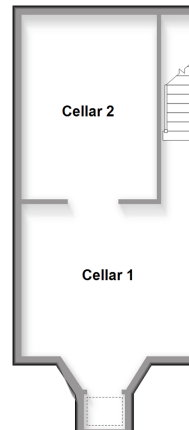
### SPLIT LEVEL FIRST FLOOR

Landing  
Bedroom 1: 12'5 x 11'0 (3.79m x 3.36m)  
Bedroom 2: 12'11 x 8'6 (3.94m x 2.59m)  
Bathroom: 10'7 x 7'9 (3.23m x 2.36m)

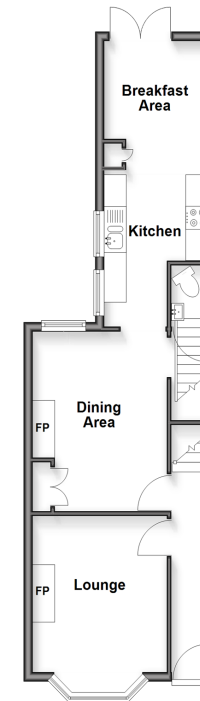
### OUTSIDE

Rear Garden

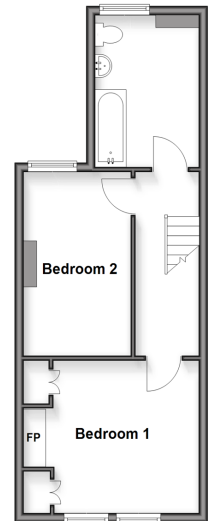
**Basement**  
Approx. 31.2 sq. metres (335.3 sq. feet)



**Ground Floor**  
Approx. 44.3 sq. metres (477.0 sq. feet)



**Split Level First Floor**  
Approx. 37.3 sq. metres (401.0 sq. feet)



**Call Rochester - 01634 830925 ■ wardsofkent.co.uk**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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