



**Wilson Avenue, Rochester**

**£1,075 PCM**



# Wilson Avenue, Rochester

Date Available: 13th October 2024

Deposit: £1,240  
Unfurnished

- VACANT ONE BEDROOM HOUSE
- GREAT PUBLIC TRANSPORT LINKS
- CLOSE TO ALL LOCAL AMENITIES
- ONE ALLOCATED PARKING SPACE
- LARGE DOUBLE BEDROOM
- FULLY FITTED KITCHEN
- ACCESS TO A SHARED COMMUNAL GARDEN
- FTTP BROADBAND CONNECTION
- EXCELLENT MOBILE COVERAGE
- AVAILABLE OCTOBER 2024

NO DEPOSIT SCHEME AVAILABLE.

We are delighted to present this sought-after semi-detached property, currently available to let. This exquisite home offers an intimate yet well-designed living space, perfectly suited to individuals or couples seeking a distinctive residence.

The property consists of an elegant reception room, a sanctuary where you can unwind and relax after a long day. The room is spacious and filled with an abundance of natural light, creating a warm and inviting atmosphere.

In addition, the property includes a cosy bedroom, designed to offer maximum comfort and tranquillity. This room is a peaceful haven, providing the ideal setting for rest and rejuvenation, with plenty of space for personalisation according to your taste.

The property also boasts a well-appointed bathroom, equipped with modern fittings. Here, you will find everything you need for your daily rituals, with a focus on convenience and functionality.

This semi-detached property is a hidden gem, promising a lifestyle of comfort and convenience. It's a perfect choice for those who prefer a smaller, more personal living space.

Please get in touch to organise a viewing or for more information. The property is ready for you to make it your home.

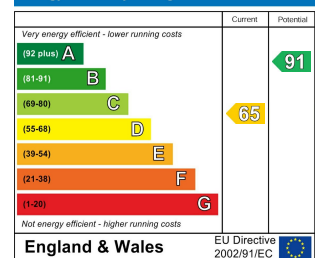
PETS CONSIDERED AT AN ADDITIONAL COST.

Council Tax Band B

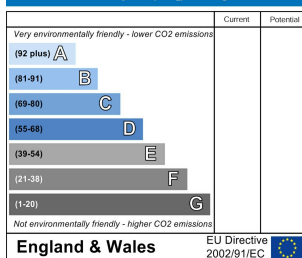
EPC D

Holding Deposit £253.85

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

