



Guide Price
£310,000

Freehold

3x  1x  2x 

**Lancelot Avenue,
Strood, Rochester, Kent,
ME2**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Ideal first family home
- Mature rear garden
- Extended accommodation, separate dining area
- Potential for off road parking to the front subject to the necessary planning permission
- Close to schools, shops and access to the A2/M2
- Large cabin in the rear garden
- Internal lift from lounge to bedroom
- Within a mile and a half of the town centre and mainline railway station

Accommodation

GROUND FLOOR

Entrance Hall
Kitchen : 10'8 x 9'8 (3.25m x 2.95m)
Lounge : 14'8 x 10'8 (4.47m x 3.25m)
Dining Area: 9'8 x 7'5 (2.95m x 2.26m)

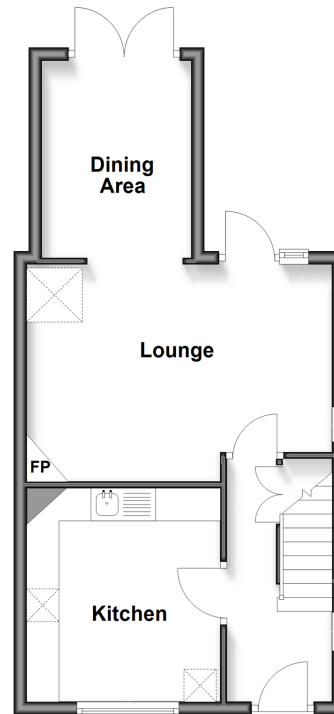
FIRST FLOOR

Bedroom 1 : 9'8 x 9'8 (2.95m x 2.95m)
Bedroom 2 : 9'8 x 7'5 (2.95m x 2.26m)
Bedroom 3 : 8'8 x 7'5 (2.64m x 2.26m)
Bathroom

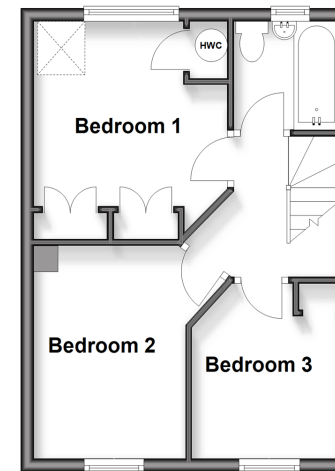
OUTSIDE

Front Garden
Rear Garden

Ground Floor
Approx. 38.8 sq. metres (418.1 sq. feet)



First Floor
Approx. 31.6 sq. metres (340.2 sq. feet)



Call Strood - 01634 716597 ■ 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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