



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£350,000**

**Freehold**

3x 1x 1x

**Blaker Avenue,  
Rochester, Kent, ME1**

*Wards*  
Helping you move forwards



## Main features

- Perfect for first time buyers
- Driveway for two cars
- Open plan kitchen/diner ideal for entertaining
- Positioned within walking distance of Rochester station and historic High Street
- Large conservatory over looking rear garden

## Accommodation

### GROUND FLOOR

#### Hallway

Kitchen/Diner: 17'2 x 10'1 (5.24m x 3.08m)

Lounge: 12'0 x 11'0 (3.66m x 3.36m)

Conservatory: 14'9 x 9'0 (4.50m x 2.75m)

### FIRST FLOOR

#### Landing

Bedroom 1: 11'0 x 9'0 (3.36m x 2.75m)

Bedroom 2: 12'3 x 10'3 (3.74m x 3.13m)

Bedroom 3: 6'6 x 6'3 (1.98m x 1.91m)

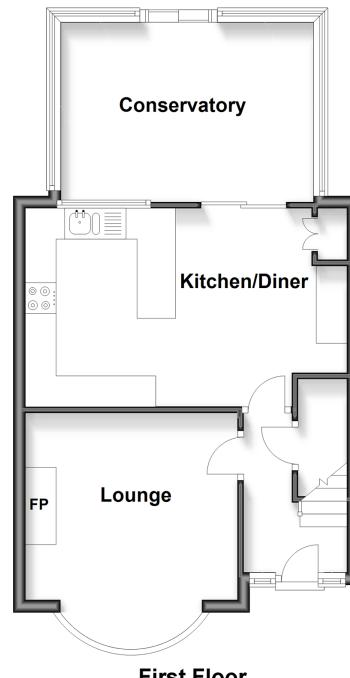
Bathroom: 5'4 x 5'1 (1.63m x 1.55m)

### OUTSIDE

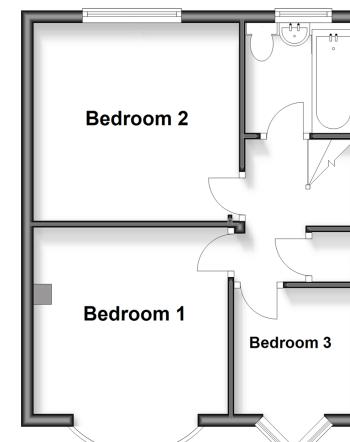
#### Driveway

#### Rear Garden

**Ground Floor**  
Approx. 45.3 sq. metres (487.4 sq. feet)



**First Floor**  
Approx. 33.6 sq. metres (361.5 sq. feet)



Call Rochester - 01634 830925 ■ [wardsofkent.co.uk](http://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.



CURRENT:  
D(56)

POTENTIAL:  
C(78)



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