



Guide Price
£300,000

Freehold

3x  1x  2x 

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

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Perfect first time buy as it's ready to move straight into!**
- **Investment opportunity**
- **Off-road parking to the rear**
- **Handy double cellar and conservatory**
- **Close to the historic High Street and high speed station**

Accommodation

SPLIT LEVEL GROUND FLOOR

Hallway
 Lounge: 13'4 x 9'4 (4.07m x 2.85m)
 Dining Room: 13'2 x 10'11 (4.02m x 3.33m)
 Kitchen: 10'0 x 7'1 (3.05m x 2.16m)
 Conservatory: 9'8 x 7'8 (2.95m x 2.34m)

BASEMENT

Cellar Room 1: 12'8 x 10'1 (3.86m x 3.08m)
 Cellar Room 2: 11'9 x 9'10 (3.58m x 3.00m)

SPLIT LEVEL FIRST FLOOR

Landing
 Bedroom 1: 13'2 x 11'10 (4.02m x 3.61m)
 Bedroom 3: 10'1 x 7'0 (3.08m x 2.14m)
 Bathroom: 7'11 x 7'1 (2.41m x 2.16m)

SECOND FLOOR

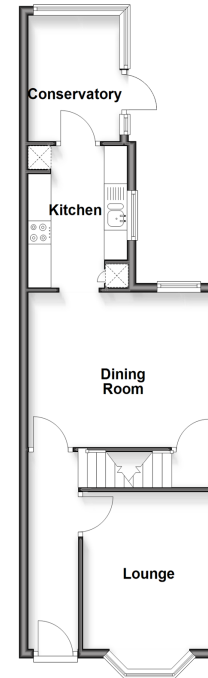
Landing
 Bedroom 2: 11'11 x 9'10 (3.63m x 3.00m)

OUTSIDE

Front and Rear Garden
 Off-Road Parking

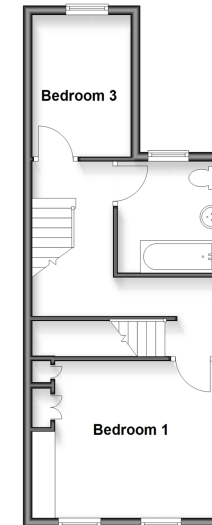
Split Level Ground Floor

Approx. 43.7 sq. metres (470.4 sq. feet)



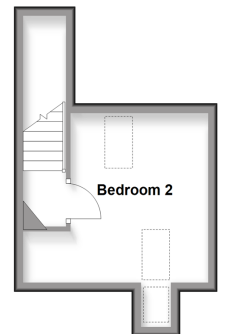
Split Level First Floor

Approx. 42.9 sq. metres (461.6 sq. feet)



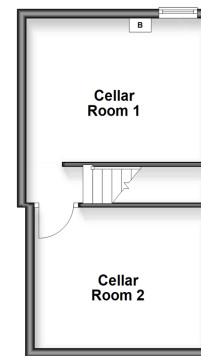
Second Floor

Approx. 17.4 sq. metres (187.2 sq. feet)



Basement

Approx. 27.1 sq. metres (291.6 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 59% less, by purchasing a Lifetime Lease

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



18277958/20260317/DG/SN