



Price  
£325,000

Freehold

3x  1x  1x 

Albatross Avenue,  
Strood, Rochester, Kent,  
ME2

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Double garage to rear
- Large rear garden
- Solar panels fitted
- Great access onto the A2/M2
- Within walking distance of primary and secondary schools
- Perfect for first time buyers

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 18'3 x 11'2 at widest point (5.57m x 3.41m)

Kitchen : 18'4 x 12'0 (5.59m x 3.66m)

Rear Lobby

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1 : 11'3 x 11'0 (3.43m x 3.36m)

Bedroom 2 : 10'10 x 8'8 (3.30m x 2.64m)

Bedroom 3 : 8'3 x 7'1 (2.52m x 2.16m)

Bathroom : 7'0 x 6'2 (2.14m x 1.88m)

### OUTBUILDING

Double Garage

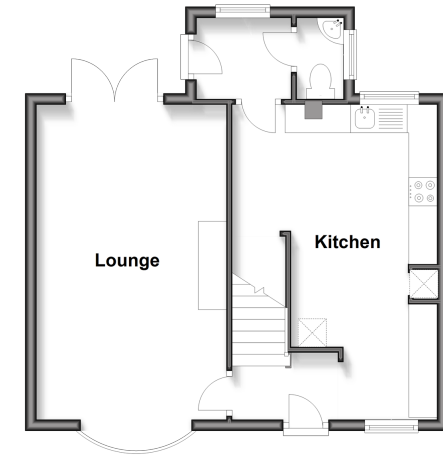
### OUTSIDE

Front Garden

Rear Garden

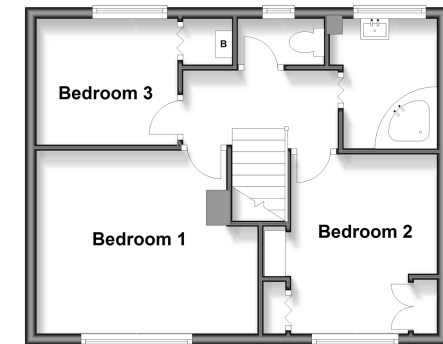
### Ground Floor

Approx. 43.9 sq. metres (473.1 sq. feet)



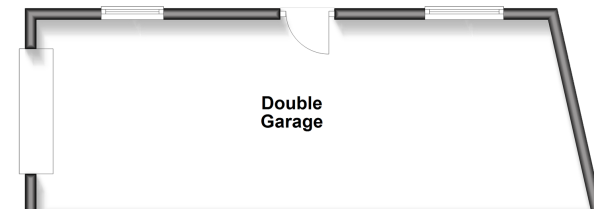
### First Floor

Approx. 39.7 sq. metres (427.0 sq. feet)



### Outbuilding

Approx. 31.8 sq. metres (342.2 sq. feet)



**Call Strood - 01634 716597 ■ [wardsof Kent.co.uk](http://wardsof Kent.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 59% less, by purchasing a Lifetime Lease



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