

## Offers In Excess Of

## £410,000

## Freehold

3x 1x 1x

**Jarrett Avenue, Wainscott, Rochester, Kent, ME2**

Wards

Helping you move forwards







## Main features

- 3 bedroom semi-detached house in the popular Wainscott location
- Ideally located for access to shops, schools and for the A2/M2
- Garage and driveway for several cars
- Handy downstairs cloakroom
- Recently fitted modern kitchen

## Accommodation

### GROUND FLOOR

Entrance Porch
Entrance Hall
Lounge: 22'4 (6.81m) x 13'6 (4.12m) narrowing to 10'6 (3.20m)
Dining Area: 21'0 x 8'0 (6.41m x 2.44m)
Kitchen : 10'6 x 9'0 (3.20m x 2.75m)
Utility Room/Cloakroom : 16'5 x 5'7 (5.01m x 1.70m)

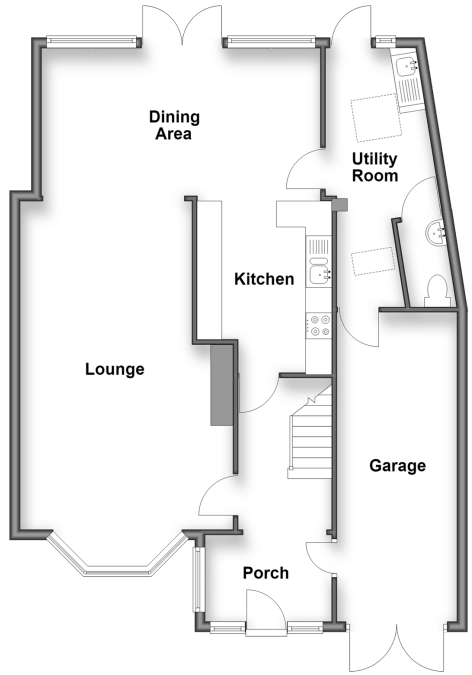
### FIRST FLOOR

Landing
Bedroom 1: 11'9 x 10'3 (3.58m x 3.13m)
Bedroom 2: 11'1 x 8'7 (3.38m x 2.62m)
Bedroom 3: 7'4 x 6'1 (2.24m x 1.86m)
Bathroom : 8'1 x 5'4 (2.47m x 1.63m)

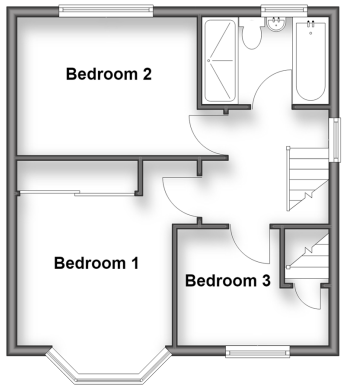
### OUTSIDE

Driveway
Garage
Rear Garden

**Ground Floor**
Approx. 84.3 sq. metres (907.3 sq. feet)




**First Floor**
Approx. 38.5 sq. metres (414.6 sq. feet)







The Property Ombudsman

INVESTORS IN PEOPLE

11839871/20260711/DV/CM

**Call Strood - 01634 716597 ■ wardsofkent.co.uk**

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding