



**Price**  
**£350,000**

**Freehold**

3x  1x  1x 

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

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Perfect for first time buyers looking to get on the property ladder
- Large kitchen/diner ideal for entertaining
- Off-road parking
- Walking distance to historic High Street and high speed station
- Offered with no forward chain

## Accommodation

### GROUND FLOOR

Hallway  
 Lounge: 16'1 x 11'0 (4.91m x 3.36m)  
 Kitchen/Diner: 17'3 x 10'11 (5.26m x 3.33m)

### FIRST FLOOR

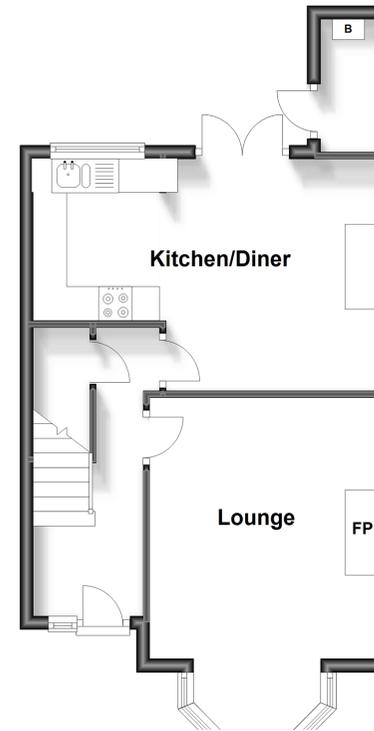
Landing  
 Bedroom 1: 16'10 x 10'5 (5.13m x 3.18m)  
 Bedroom 2: 10'11 x 10'6 (3.33m x 3.20m)  
 Bedroom 3: 7'0 x 6'0 (2.14m x 1.83m)  
 Bathroom: 6'2 x 6'0 (1.88m x 1.83m)

### OUTSIDE

Rear Garden  
 Off-road Parking

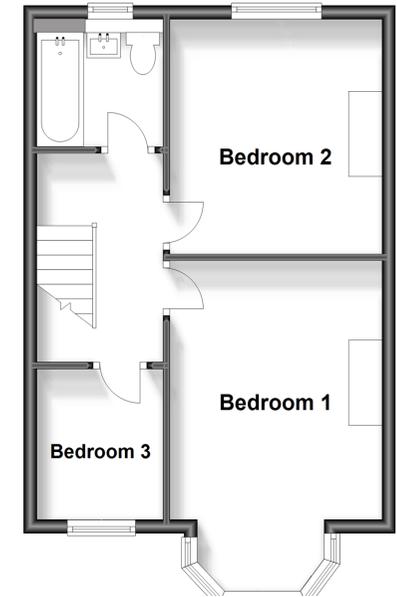
### Ground Floor

Approx. 38.6 sq. metres (416.0 sq. feet)



### First Floor

Approx. 39.7 sq. metres (427.7 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  
 ■ 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



11522954/20230720/DG/AB