



**OVER 60?**

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

**Guide Price**  
**£270,000**

**Freehold**

3x  1x  1x 

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

*Wards*  
Helping you move forwards





## Main features

- Ideal first time buy or investment!
- Cul-de-sac location
- Spacious accommodation with a blank canvas
- Catchment area for top performing schools
- Short walk to historic High Street with high speed train station

## Accommodation

### GROUND FLOOR

Hallway

Lounge/Diner: 26'7 x 10'2 (8.11m x 3.10m)

Kitchen: 9'2 x 8'6 (2.80m x 2.59m)

Lean-to: 12'7 x 4'8 (3.84m x 1.42m)

Separate Toilet: 4'8 x 2'9 (1.42m x 0.84m)

Bathroom: 7'6 x 4'9 (2.29m x 1.45m)

### FIRST FLOOR

Landing

Bedroom 1: 12'4 x 11'9 (3.76m x 3.58m)

Bedroom 2: 12'2 x 7'9 (3.71m x 2.36m)

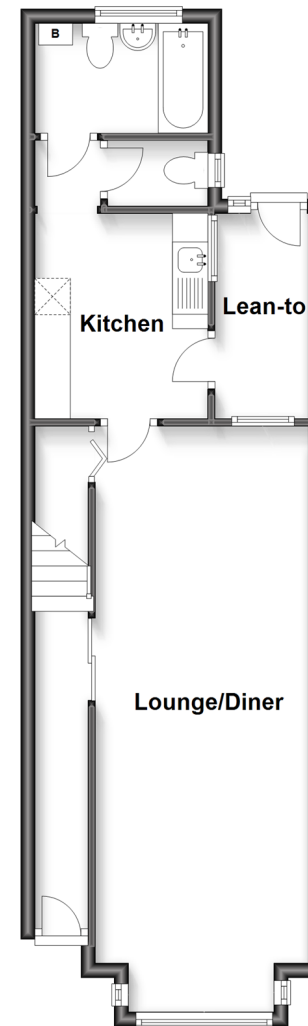
Bedroom 3: 9'5 x 8'6 (2.87m x 2.59m)

### OUTSIDE

Rear Garden

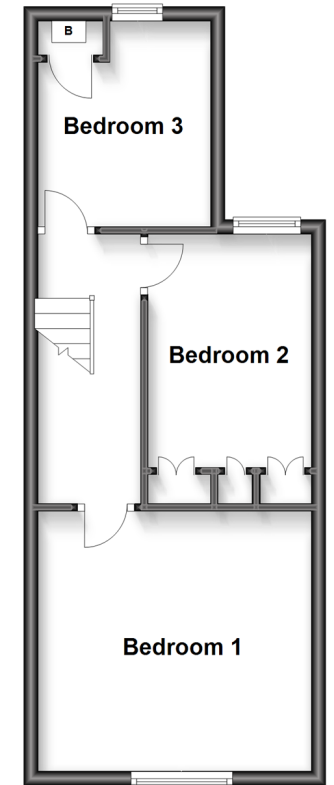
### Ground Floor

Approx. 47.3 sq. metres (509.5 sq. feet)



### First Floor

Approx. 35.8 sq. metres (385.9 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 59% less, by purchasing a Lifetime Lease.



11527830/20230328/JP/JP