



**Price**  
**£275,000**

**Freehold**

3x  1x  1x 

**Weller 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 wanting to get on the property ladder**
- **Upstairs bathroom**
- **Large conservatory giving additional dining space**
- **Modern fitted kitchen**
- **Off-road parking**

## Accommodation

### GROUND FLOOR

Hallway

Lounge/Diner: 17'11 x 12'5 (5.46m x 3.79m)

Conservatory: 9'11 x 7'3 (3.02m x 2.21m)

Kitchen: 10'4 x 7'10 (3.15m x 2.39m)

### FIRST FLOOR

Landing

Bedroom 1: 11'2 x 10'0 (3.41m x 3.05m)

Bedroom 2: 11'3 x 8'0 (3.43m x 2.44m)

Bedroom 3: 7'3 x 6'9 (2.21m x 2.06m)

Bathroom: 7'3 x 4'11 (2.21m x 1.50m)

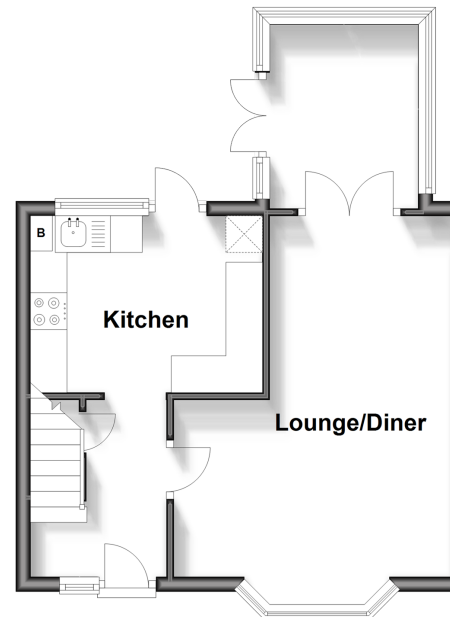
### OUTSIDE

Off-road Parking

Rear Garden

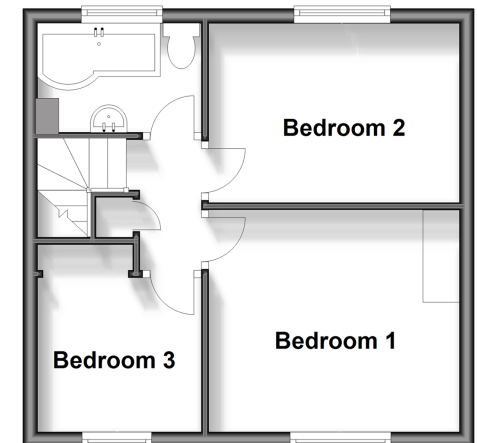
### Ground Floor

Approx. 33.8 sq. metres (364.2 sq. feet)



### First Floor

Approx. 32.0 sq. metres (344.6 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