



**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

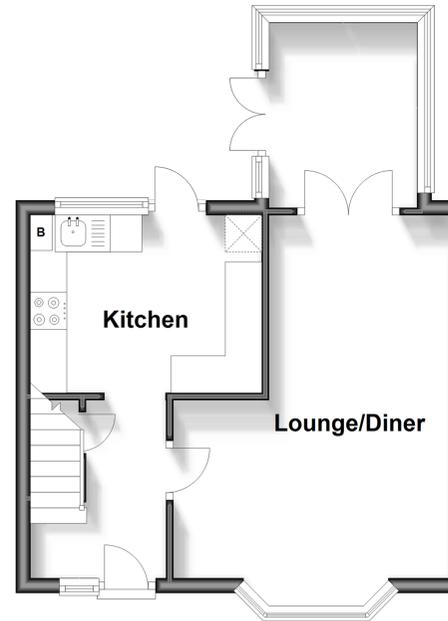
Landing  
 Bedroom 1: 11'2 x 10'0 (3.41m x 3.05m)  
 Bedroom 2: 11'3 x 8'0 (3.43m x 2.44m)  
 Bedroom 3: 7'3 x 6'9 (2.21m x 2.06m)  
 Bathroom: 7'3 x 4'11 (2.21m x 1.50m)

### OUTSIDE

Off-road Parking  
 Rear Garden

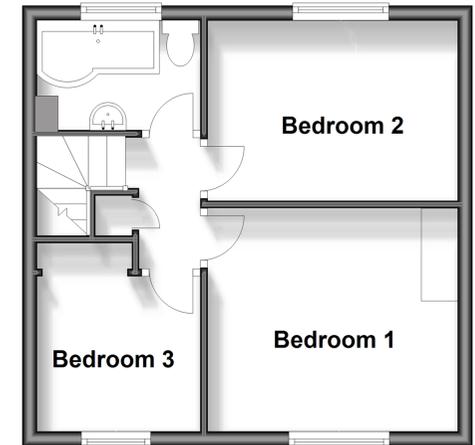
### Ground Floor

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



### First Floor

Approx. 32.0 sq. metres (344.6 sq. feet)



Call Rochester - 01634 830925 ■ [wardsof Kent.co.uk](http://wardsof Kent.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



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