



Price
£230,000

Freehold

3x  1x  2x 

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

Wards
Helping you move forwards



Main features

- **Deceptively spacious Victorian house close to town**
- **Offered for sale with no forward chain**
- **Walking distance to train station with high speed links to London**
- **Cellar Room**
- **Ideal for first time buyers or investors**

Accommodation

SPLIT LEVEL GROUND FLOOR

Lounge: 13'4 x 12'1 (4.07m x 3.69m)
 Dining Room: 12'1 x 11'1 (3.69m x 3.38m)
 Kitchen: 10'0 x 6'7 (3.05m x 2.01m)
 Bathroom: 8'7 x 6'8 (2.62m x 2.03m)

BASEMENT

Cellar: 11'6 x 10'3 (3.51m x 3.13m)

SPLIT LEVEL FIRST FLOOR

Landing
 Bedroom 1: 12'3 x 11'3 (3.74m x 3.43m)
 Bedroom 2: 12'1 x 11'2 (3.69m x 3.41m)
 Bedroom 3: 10'6 x 6'8 (3.20m x 2.03m)

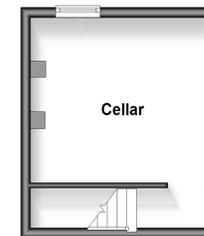
OUTSIDE

Rear Garden

Split Level Ground Floor
 Approx. 40.5 sq. metres (435.9 sq. feet)



Basement
 Approx. 15.3 sq. metres (164.6 sq. feet)



Split Level First Floor
 Approx. 35.2 sq. metres (379.3 sq. feet)



Call Rochester - 01634 830925 ■ 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



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