



**Price**  
**£300,000**

**Freehold**

3x  1x  1x 

**Avery Way, Allhallows,  
Rochester, Kent, ME3**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Views over open countryside
- Potential to extend subject to planning
- 24' lounge, ground floor utility room and toilet
- Potential for building plot subject to planning consent
- Walk to the shops and school
- Vacant possession

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Lounge: 24'0 x 13'0 (7.32m x 3.97m)
- Kitchen : 9'2 x 5'10 (2.80m x 1.78m)
- Utility Room: 13'2 x 5'9 (4.02m x 1.75m)
- Toilet
- Conservatory : 7'10 x 7'5 (2.39m x 2.26m)

### FIRST FLOOR

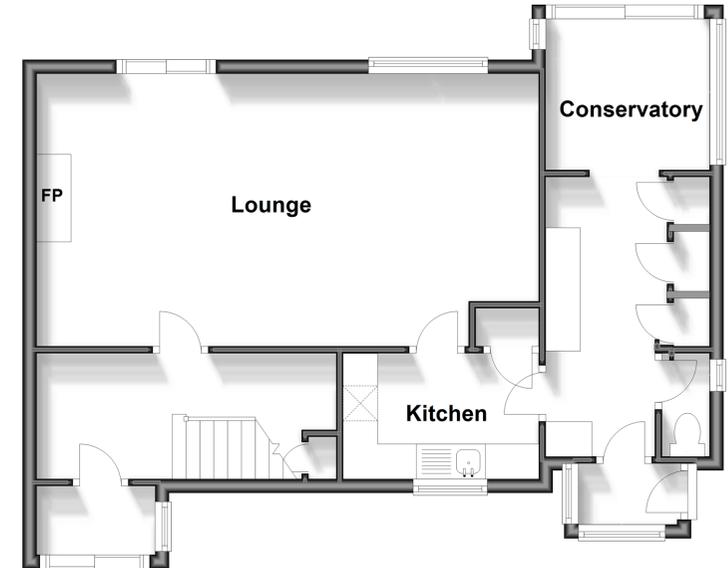
- Landing
- Bedroom 1: 11'3 x 11'1 (3.43m x 3.38m)
- Bedroom 2: 11'0 x 10'7 (3.36m x 3.23m)
- Bedroom 3: 9'6 x 7'10 (2.90m x 2.39m)
- Store Room : 14'8 x 5'0 (4.47m x 1.53m)
- Shower Room : 6'5 x 6'2 (1.96m x 1.88m)

### OUTSIDE

- Front Garden
- Side Garden
- Rear Garden

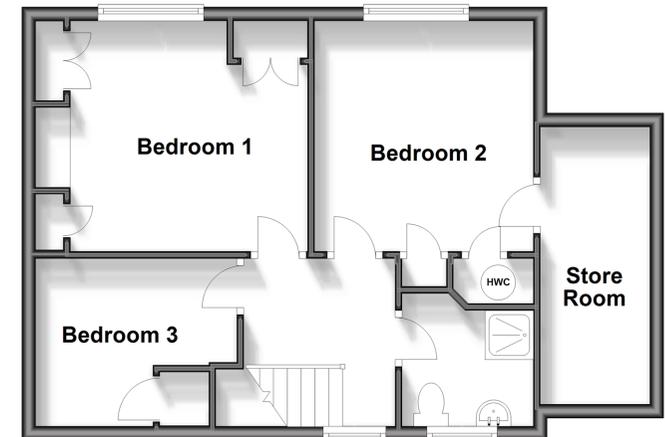
## Ground Floor

Approx. 60.6 sq. metres (652.0 sq. feet)



## First Floor

Approx. 48.3 sq. metres (520.4 sq. feet)



**Call Strood - 01634 716597 ■ [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.



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