



**Guide Price**  
**£290,000**

**Freehold**

3x  1x  1x 

**Grayne Avenue, Isle Of  
Grain, Rochester, Kent,  
ME3**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- A family home in a popular village location
- Driveway and side access to the rear garden
- Downstairs cloakroom
- Close to Grain coastal path
- Offered for sale with no onward chain

## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Lounge/Kitchen/Dining Area: 30'10 x 16'9 (9.40m x 5.11m)

### FIRST FLOOR

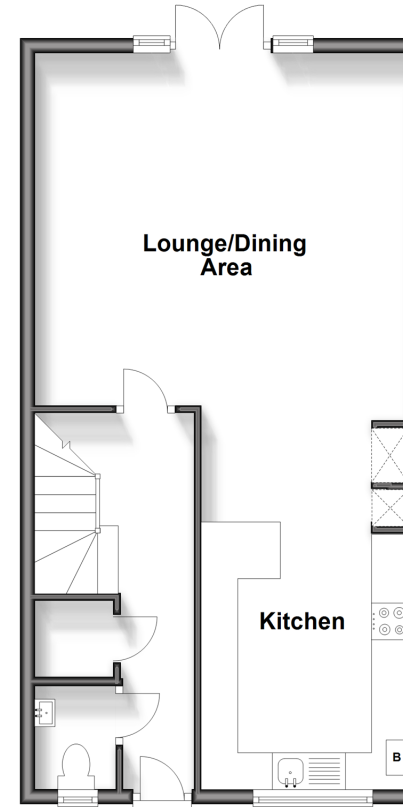
Landing  
Bedroom 1: 16'6 x 9'7 (5.03m x 2.92m)  
Bedroom 2: 18'6 x 8'9 (5.64m x 2.67m)  
Bedroom 3: 13'6 x 8'0 (4.12m x 2.44m)  
Bathroom

### OUTSIDE

Driveway  
Side Access  
Rear Garden

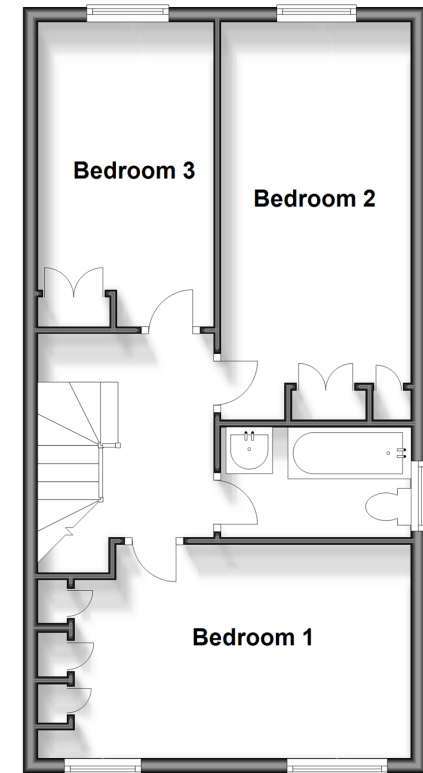
### Ground Floor

Approx. 51.0 sq. metres (549.2 sq. feet)



### First Floor

Approx. 51.0 sq. metres (549.2 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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