



ROCHESTER AVENUE



Guide Price £300,000 Freehold

THE PROPERTY

Guide Price £300,000 - £325,000

Located in a popular road in central Rochester, close to local schools and shops and walking distance to Historic Rochester, offering independent shops, cafes and restaurants, this lovely home has been improved by the current owners and is ready to move into. On entering you are welcomed to the entrance hallway with the Victorian style ceramic flooring which leads through to a good size lounge to the front and the second reception room to the rear which opens through to the modern fitted kitchen with a range of wall and base cupboard and integrated appliances. The downstairs shower room has been re-fitted with a double shower, WC and wash hand basin set in vanity unit.

Continuing down to the basement, this has been utilised as an additional room, which can be used either as a study or play room. To the first floor you are greeted to a gallery landing leading to three double bedrooms and access to the loft. Externally, the rear garden is a lovely space and is great for children to play. Safely enclosed with a fence surround and large patio area, the vendor has placed a lot of care in creating a garden to chill and relax in. Also has the added benefit of rear access.

The location is ideal for easy access to the historic Rochester town centre with shops, bars and other amenities including main line station, which has hi-speed services to London St Pancras. There are good access roads to A2, M2 and M20.

Internal viewing is recommended to fully appreciate.





Playroom

12' 11" x 11' 3" (3.94m x 3.43m)

Hall

Lounge

14' 4" x 10' 1" (4.37m x 3.07m)

Dining Room

13' 3" x 11' 9" (4.04m x 3.58m)

Kitchen

10' 4" x 7' 5" (3.15m x 2.26m)

Shower Room

Bedroom 1

13' 3" x 11' 11" (4.04m x 3.63m)

Bedroom 2

11' 9" x 8' 4" (3.58m x 2.54m)

Bedroom 3

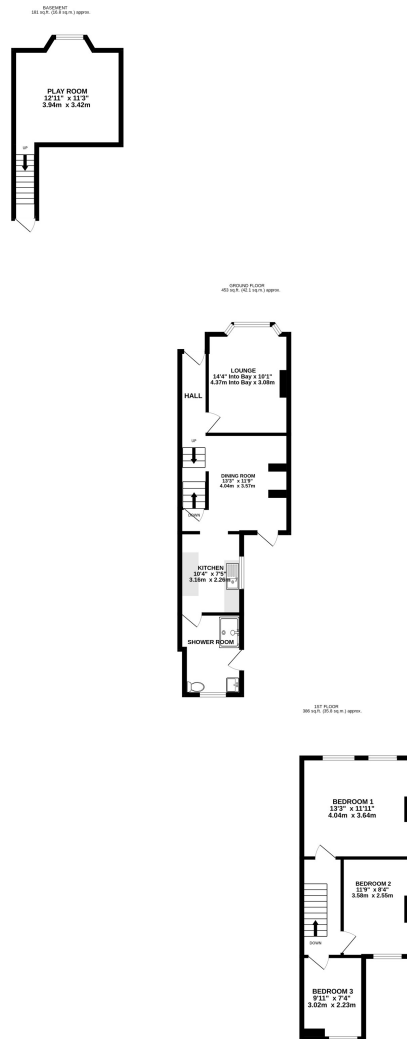
9' 11" x 7' 4" (3.02m x 2.24m)

Garden

78' 0" x 14' 0" (23.77m x 4.27m)



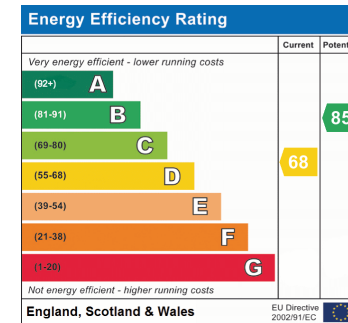
ROCHESTER AVENUE, ROCHESTER, KENT, ME1 2DR



TOTAL FLOOR AREA: 1020 sq.ft (94.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EFFICIENCY RATINGS



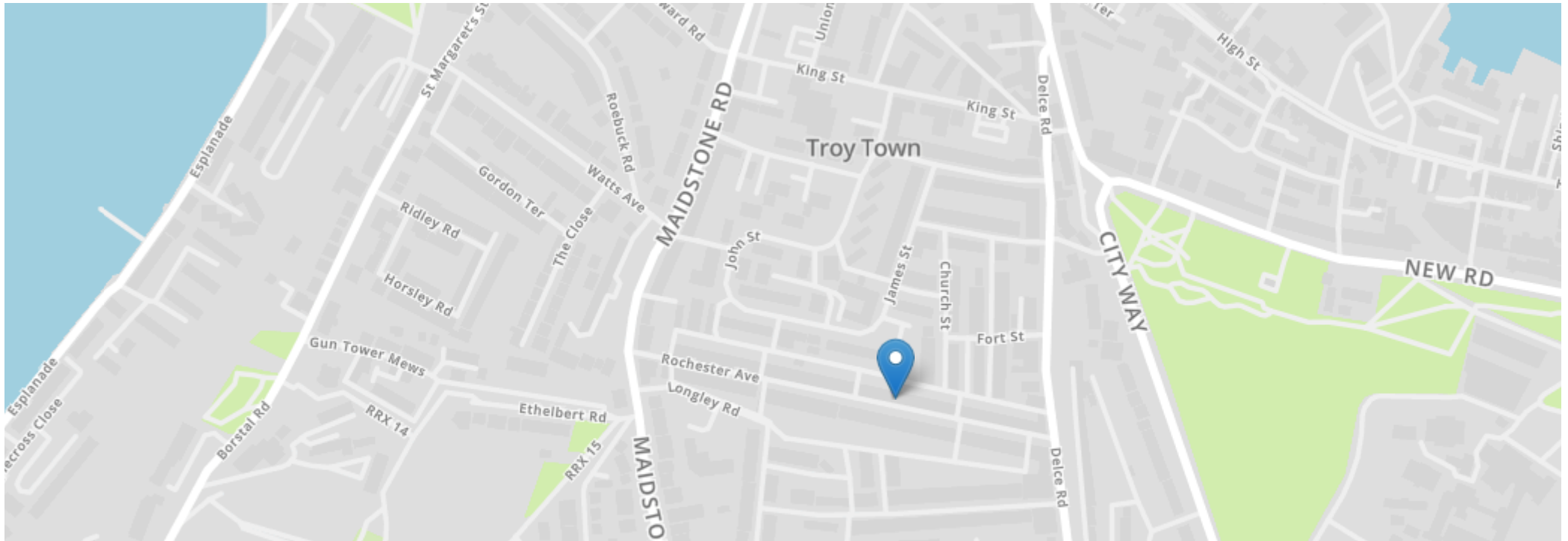
AGENT NOTES

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Local Authority

Medway

Band B



SITUATION

Historic Rochester offers a variety of historic buildings including Rochester Castle and Cathedral. The area also offers a variety of restaurants, coffee shops and bars. There is a selection of schools in the area including Rochester Grammar for girls and Sir Joseph Williamson Mathematical for boys, along with further secondary and Primary schools near by.

DIRECTIONS

From Walderslade Village, head South-East on Walderslade Road. At the roundabout take the 2nd exit onto Robin Hood Lane. Turn left to stay on Robin Hood Lane and continue onto Fostington Way. At the roundabout, take the 2nd exit onto Walderslade Woods/A2045 At the roundabout, take the 2nd exit onto Rochester Rd/B2097. After 2.9 miles, turn right onto Rochester Avenue.

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Greyfox Prestige Walderslade

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