



WILSON AVENUE



Offers in Excess of £350,000 Freehold

THE PROPERTY

Being offered with no onward chain is this great three bedroom 1930s home.

This lovely home is situated in a sought after location with highly recommended schools just a short distance away.

On entering this lovely home, you are greeted by an entrance hallway with stairs to the first floor, exposed floorboards, following through to a good size lounge/diner with fire and surround. There is a bay window to the front and French doors leading to the rear garden. The kitchen offers a range of fitted wall and base units with integrated hob and oven.

Moving upstairs you have three good size bedrooms, the main bedroom with fitted wardrobes.

Externally, you will be pleasantly surprised with the outstanding garden that is beautifully maintained. It is mainly laid to lawn with a large patio area and a variety of trees and shrubs. This is a lovely garden to chill and relax in the summer months, but also it is ideal for children to play safely.





Lounge/Diner

23' 3" x 11' 7" (7.09m x 3.53m)

Kitchen

9' 4" x 6' 9" (2.84m x 2.06m)

Bedroom 1

11' 5" x 10' 8" (3.48m x 3.25m)

Bedroom 2

11' 5" x 10' 1" (3.48m x 3.07m)

Bathroom

7' 4" x 6' 11" (2.24m x 2.11m)

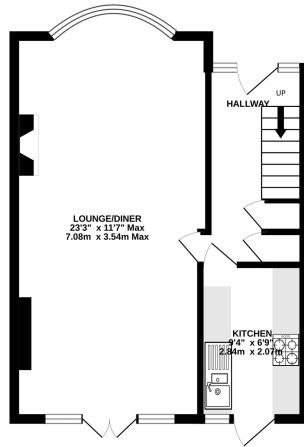
Bedroom 3

6' 10" x 6' 8" (2.08m x 2.03m)

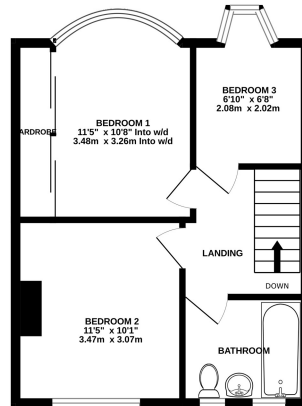


WILSON AVENUE, ROCHESTER, KENT, ME1 2SN

GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.




1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA - 834 sq.ft. (77.5 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

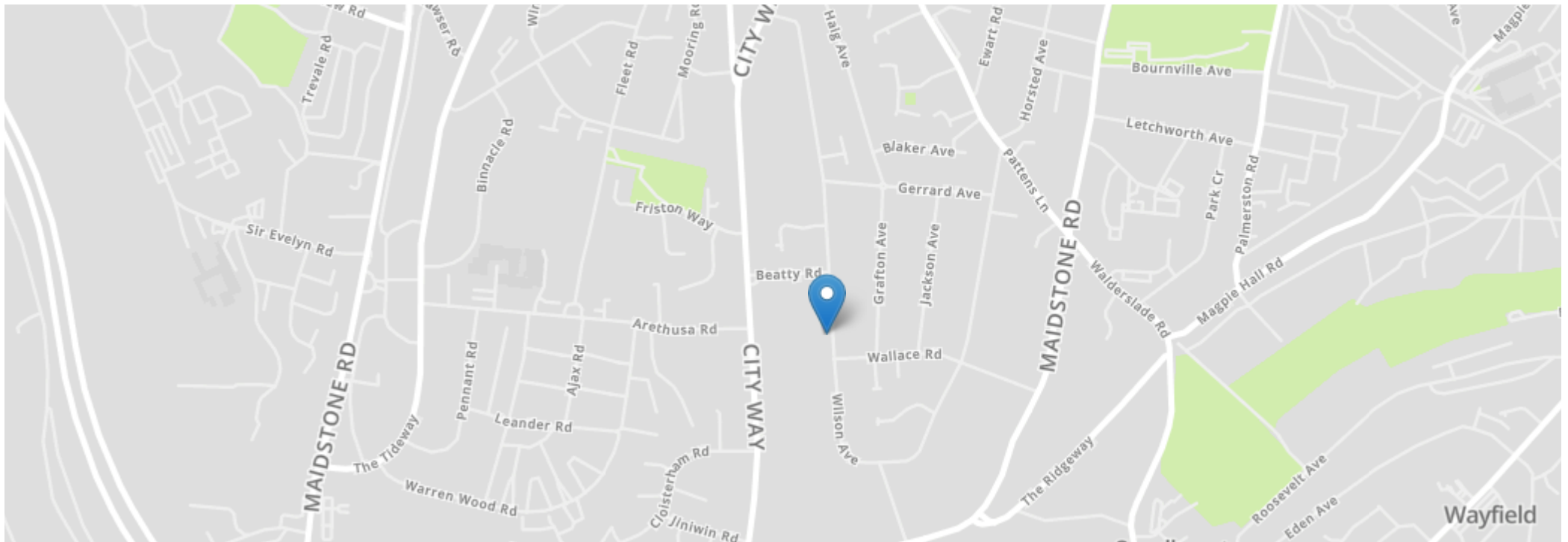
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

AGENT NOTES

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Local Authority

Medway
Band C



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 and turn right onto Walderslade Village Bypass. Continue onto Walderslade Road. At the roundabout take the 1st exit and stay on Walderslade Road. Continue onto Pattens Lane. Turn left onto Wilson Avenue. Turn right onto Gerrard Avenue. Turn right onto Wilson Avenue.

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Greyfox Prestige Walderslade

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