



WILSON AVENUE



£500,000 Freehold

THE PROPERTY

Guide Price £500,000 - £550,000

Rarely do properties become available in this sought after location 'Wilson Avenue' which is one of the sought after roads and is ideally positioned for the popular Grammar schools Sir Joseph Williamsons Mathematical school and Rochester Grammar school for girls. There is potential to place your own creative stamp and also potential to extend subject to relevant planning permission making a great family home. On entering you have a spacious entrance hallway which continues through to a great size lounge. Patio doors lead into the garden room. Utility room door door access to the side. The current owners have refurbished with a modern fitted kitchen, offering a range of fitted wall and base units. Butler sink set in granite worksurfaces. A new boiler has also been installed. A new modern WC and bathroom suite. Three good size bedrooms. Externally the driveway is big enough to accommodate 3/4 cars with side access and garage. The garden is mainly laid to lawn with a range of matured plants this is great place for children to play and perfect for family gatherings. Viewings come highly recommended for you to appreciate the accommodation on offer.

Please call the sales team for further details.

Council Tax Band F. Local Authority Medway Council





Entrance Hallway

Lounge

24' 11" x 14' 11" (7.59m x 4.55m)

Conservatory

14' 9" x 9' 7" (4.50m x 2.92m)

Bedroom 1

17' 5" x 12' 11" (5.31m x 3.94m)

Bedroom 2

17' 1" x 10' 1" (5.21m x 3.07m)

Bedroom 3

9' 1" x 7' 6" (2.77m x 2.29m)

Bathroom

6' 5" x 5' 6" (1.96m x 1.68m)



Separate WC

Garage

25' 6" x 9' 5" (7.77m x 2.87m)

Garden

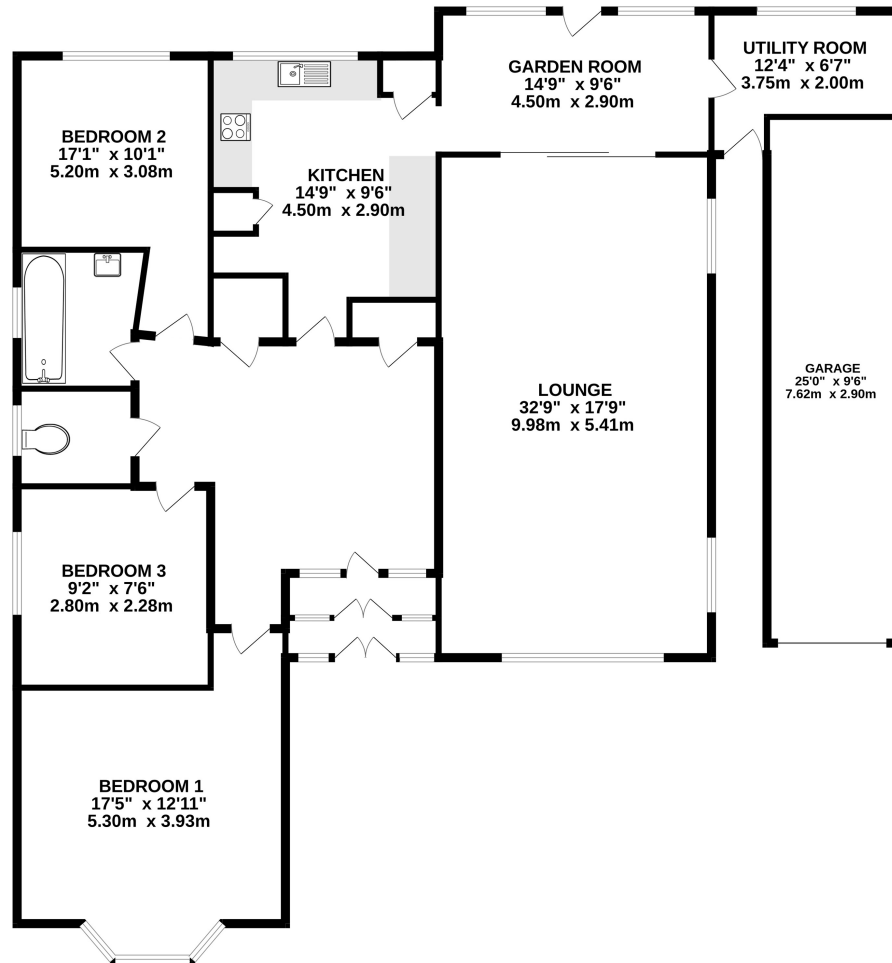
62' 0" x 59' 0" (18.90m x 17.98m)





WILSON AVENUE, ROCHESTER, KENT, ME1 2SL

GROUND FLOOR



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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.



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

Head South East on M2, at Junction 3 head towards A229/M20/Maidstone/Chatham. At the roundabout, take the first exit onto A2045



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