



Avery Way
Rochester | ME3 9QW

Century
Residential
Sales & Lettings

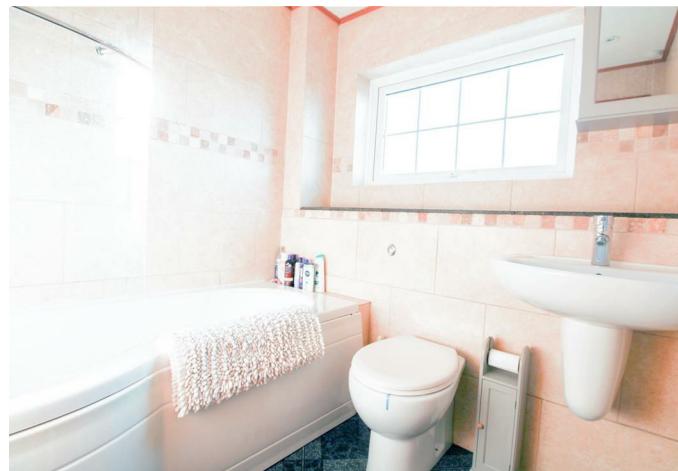
Avery Way

Allhallows, Rochester, ME3 9QW

Century Residential are delighted to offer for sale this stunning, extended family home in the popular village location of Allhallows. This spacious family home needs to be viewed internally to fully appreciate the size of what is on offer. Benefits include a large living room, separate dining area, modern kitchen and cloakroom/WC to the ground floor. The first floor has the three bedrooms and separate family bathroom. External benefits include parking for multiple cars to the front and a garage with internal and external access as well as a large garden to the rear. The village of Allhallows has the Allhallows Primary Academy and the local shop and take away outlets are within easy reach. There is the Haven Holiday park with access for walks along the local beach as well as the sea wall.

- Extended Semi Detached
- Three Bedrooms
- Off Street Parking
- Cloakroom/WC
- Spacious Living Accommodation
- Garage
- Large Rear Garden
- Popular Village Location

Offers Over £325,000



Entrance Hall

Kitchen

9'9 x 9'6 (2.97m x 2.90m)

Dining Area

10'1 x 11'9 (3.07m x 3.58m)

Living Room

16'8 x 13'9 (5.08m x 4.19m)

Cloakroom/WC

6'7 x 2'9 (2.01m x 0.84m)

Bedroom

13'3 x 8'3 (4.04m x 2.51m)

Bedroom

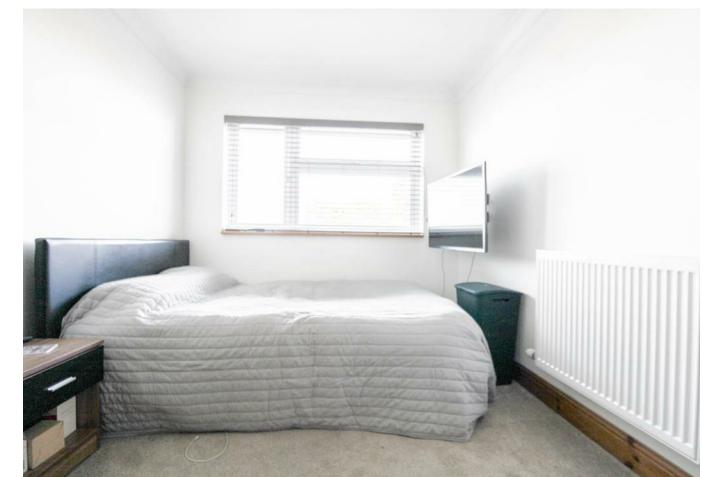
12'2 x 9'9 (3.71m x 2.97m)

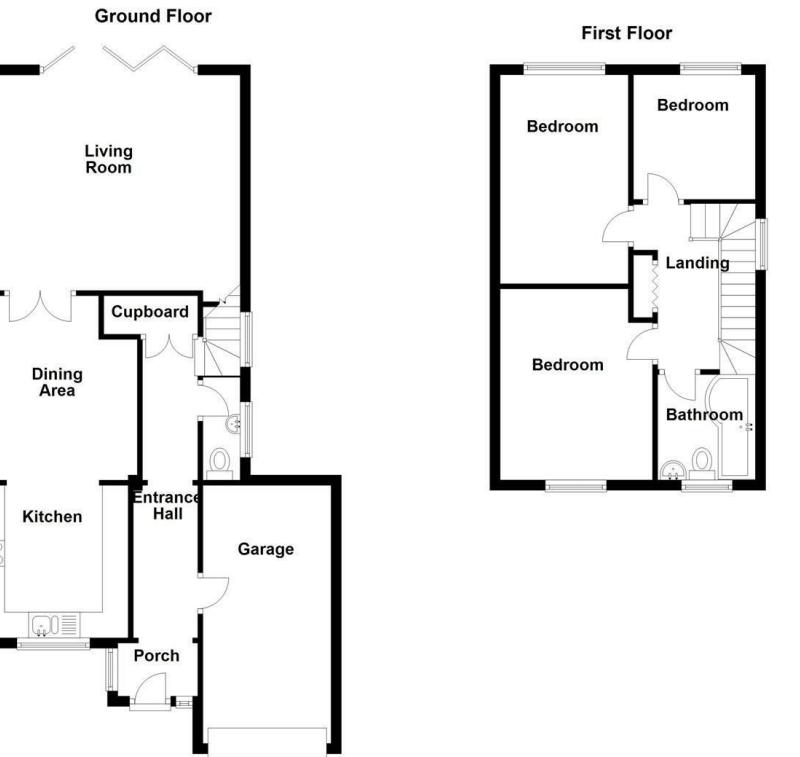
Bedroom

8'2 x 7'11 (2.49m x 2.41m)

Family Bathroom

6'9 x 6'6 (2.06m x 1.98m)





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Century Residential endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.