



## 8 Weller Avenue

, Rochester, ME1 2LB

**£285,000**



Offered for sale with NO CHAIN, is this well proportioned 3 bedroom end terrace house in Rochester. Located within walking distance to the train station, local shops and schools this really needs to be top of your list to view.

The home benefits from off road parking to the front for 2 cars, side access and a good size flat rear garden. Accommodation comprises of entrance area with access to the shower room, lounge and kitchen. The conservatory is accessed via the kitchen and lounge and provides a great extra space. The 3 separate bedrooms are located on the first floor. The flat rear garden offers a patio area with the remainder being lawn, there is side access to the front. Council tax band B. Call the office to book your internal viewing.



entrance hall

lounge 15'8" x 9'11" (4.792m x 3.035m)

kitchen 9'10" x 9'3" (3.018m x 2.838m)

conservatory 18'6" x 7'2" (5.652m x 2.193m)

shower room

stairs/landing

bedroom 1 15'9" x 8'5" (4.806m x 2.581m)

bedroom 2 9'9" x 8'3" (2.983m x 2.527m)

bedroom 3 9'1" x 8'0" (2.784m x 2.452m)

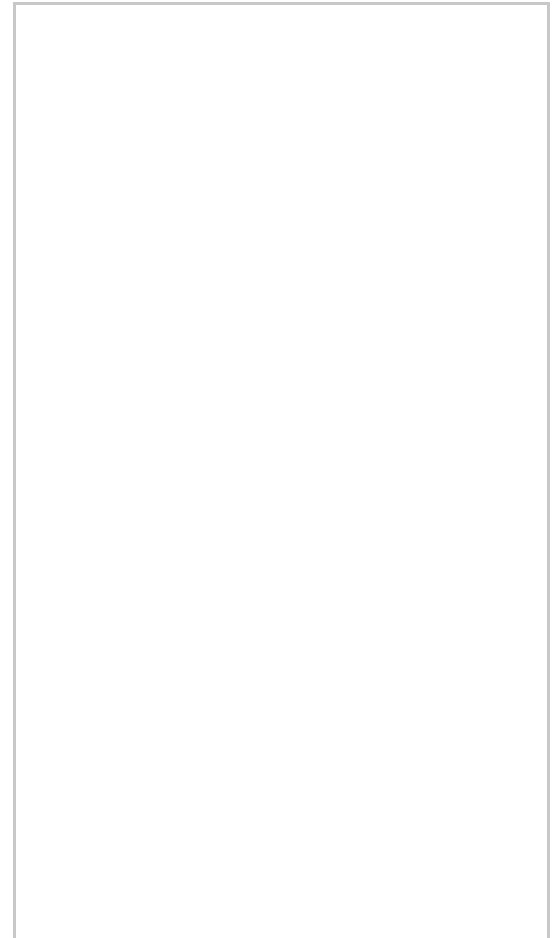
rear garden

drive

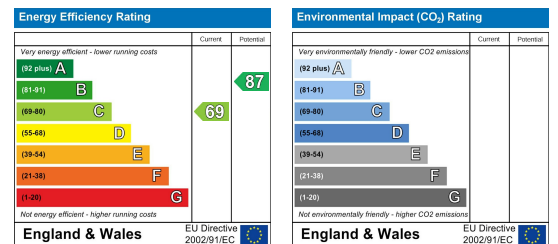
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

159 High Street, Strood, Rochester, Kent, ME2 4TH

Tel: 01634 735335 Email: [justine@medwaymortgageshop.co.uk](mailto:justine@medwaymortgageshop.co.uk) <https://www.medwaymortgageshop.co.uk>