



**Bingham Road**  
Rochester | ME2 4JL



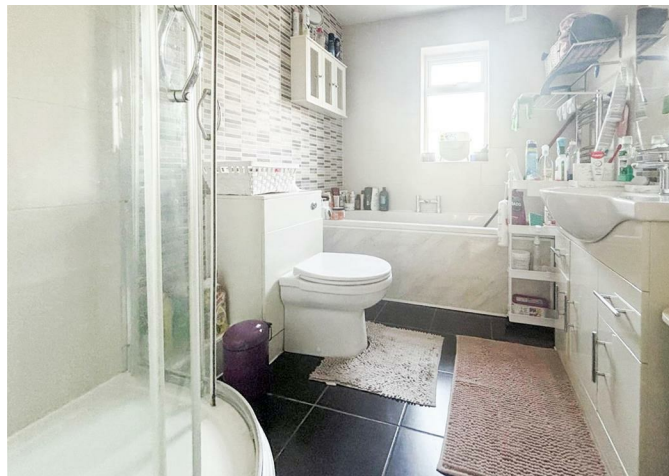
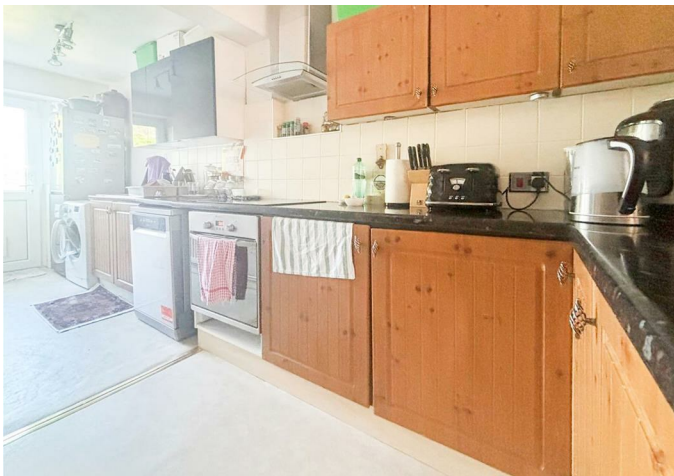
## Bingham Road , Rochester, ME2 4JL

Introducing this charming two-bedroom terraced house for sale on Bingham Road, with the added advantage of no onward chain. Nestled in a highly desirable residential area of Strood, this property is an excellent opportunity for first-time buyers or buy-to-let investors.

The ground floor features a spacious living room with a bay front window, fitted kitchen, and family bathroom equipped with both a shower and bath. Upstairs, you'll find two generously sized double bedrooms. Outside, the property boasts a large rear garden with a patio area and lawn.

Situated in a sought-after location with easy access to Strood High Street and a range of local amenities, this home is perfect for those looking to settle in a popular area. To discover everything this lovely home has to offer, call us today to arrange a viewing.

£230,000



## Entrance Porch

## Living Room

16'0 x 12'2 (4.88m x 3.71m)

## Kitchen

17'8 x 6'3 (5.38m x 1.91m)

## Family Bathroom

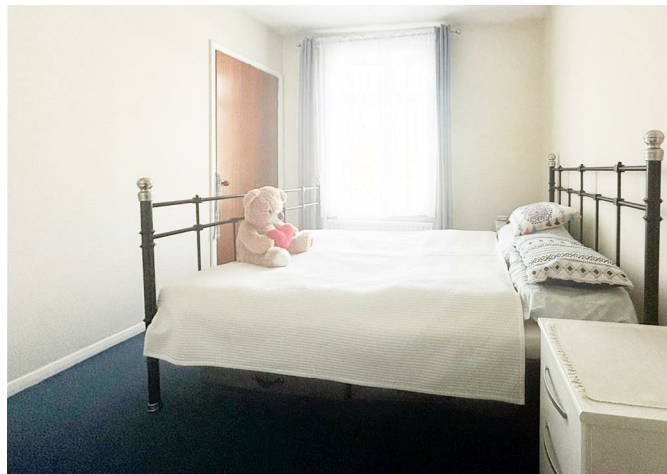
9'0 x 6'5 (2.74m x 1.96m)

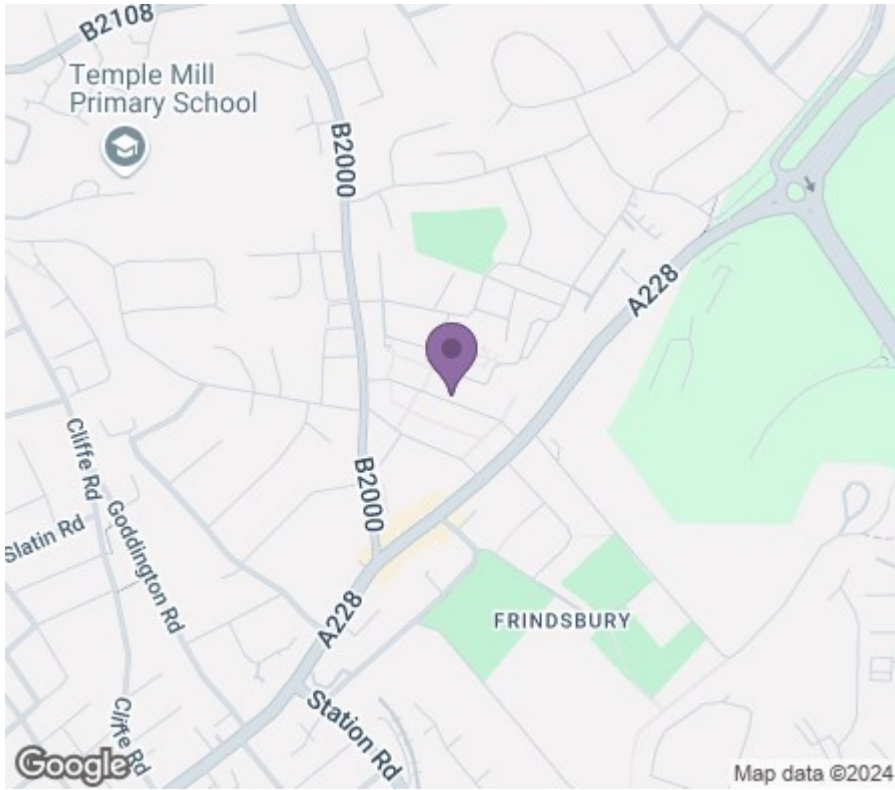
## Bedroom

12'11 x 10'0 (3.94m x 3.05m)

## Bedroom

11'0 x 8'11 (3.35m x 2.72m)

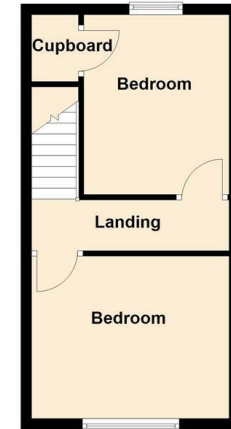




**Ground Floor**  
Approx. 40.1 sq. metres (431.2 sq. feet)



**First Floor**  
Approx. 27.9 sq. metres (300.3 sq. feet)



Total area: approx. 68.0 sq. metres (731.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			86
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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