



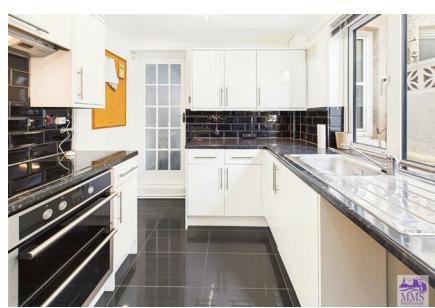
## 37 Bingham Road

Frindsbury ME2 4JL

**Offers Around £270,000**



Guide price of £270,000 to £280,000, - Situated on Bingham Road in the popular town of Frindsbury Rochester, this delightful mid-terrace house offers a perfect blend of period character and modern convenience. Built in 1900, the property has been recently refurbished, making it an ideal choice for first-time buyers seeking a comfortable and stylish home. Spanning an impressive amount of square feet, the house features a welcoming open-plan lounge diner that creates a spacious and inviting atmosphere, perfect for both relaxation and entertaining. The modern fitted kitchen is designed with functionality in mind, ensuring that cooking and meal preparation is a pleasure. The property comprises three bedrooms, including two generously sized double rooms, with the third single bedroom conveniently located off the second. This layout provides flexibility for families or those needing a home office. The bathroom is well-appointed, and the property benefits from a good-sized rear garden, offering a private outdoor space for gardening, relaxation, or social gatherings. With no onward chain, this home is ready for you to move in and start making memories. Situated close to local amenities, this property is ideally located for easy access to shops, schools including the new Maritime academy, and transport links. The council tax band is B, and the property holds an EPC rating of D, reflecting its energy efficiency. With a guide price of £270,000 to £280,000, this charming home on Bingham Road is a wonderful opportunity not to be missed.



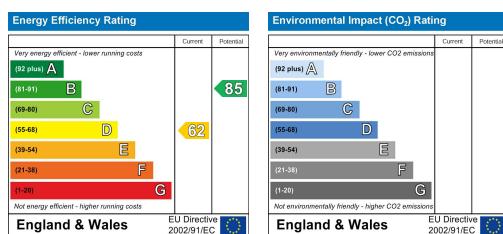
## Area Map



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.