

Bill Street, Strood, Kent

£232,500

MARTIN&CO

Bill Street, Strood, Kent


- OPEN PLAN RECEPTION ROOM
- WOODEN FLOORS
- SPACIOUS DOUBLE BEDROOM AND A LARGE SINGLE
- GARDEN FOR OUTDOOR ACTIVITIES
- FTTTP INTERNET CONNECTION TYPE
- GOOD PUBLIC TRANSPORT LINKS
- NEAR LOCAL AMENITIES
- NEARBY SCHOOLS
- ON ROAD PARKING WITH NO PERMIT REQUIRED
- SOUGHT AFTER LOCATION

On the market for sale, WITH NO ONWARD CHAIN this terraced property is an outstanding opportunity for first-time buyers and families alike. The property is in good condition and boasts two bedrooms, a family-sized bathroom, and an open-plan reception room with wooden floors. The two bedrooms include a spacious double and a cosy single, ideal for a small, growing family or a working professional requiring a home office.

The property's EPC rating is 'D', reflecting its energy efficiency and environmental impact, providing potential savings on energy bills. The council tax band is 'B', ensuring reasonable taxation rates for the property.

One of the unique selling points of this property is its garden, perfect for enjoying outdoor activities and alfresco dining during the warmer months. Additionally, the property benefits from FTTP (Fibre to the Premises) internet connection, capable of reaching max download

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F	83	
(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		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		83
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



Martin & Co Medway Sales
161 High Street, Rochester, Kent, ME1 1EH

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

