



Bingham Road
Rochester | ME2 4JL

CR REAL ESTATE
ESTATE AGENCY : REDEFINED

Bingham Road , Rochester, ME2 4JL

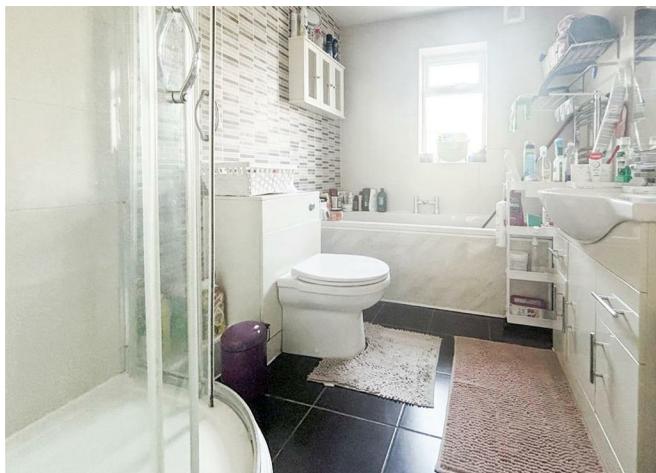
This charming 2 Bedroom Terraced House is available for sale on Bingham Road, with the added advantage of No Chain. Nestled in a highly desirable residential area of Strood, it is an excellent opportunity for First-Time Buyers, as well as attractive Buy-to-Let Investment.

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 within 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.

Call Today to arrange a viewing, to discover everything this lovely home has to offer.

£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)

Bathroom

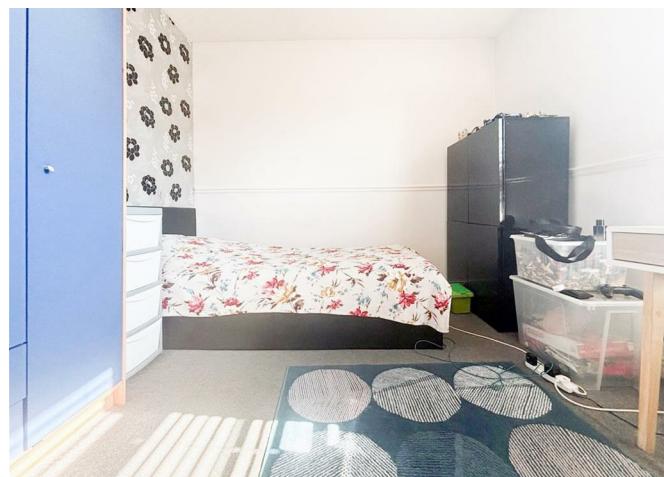
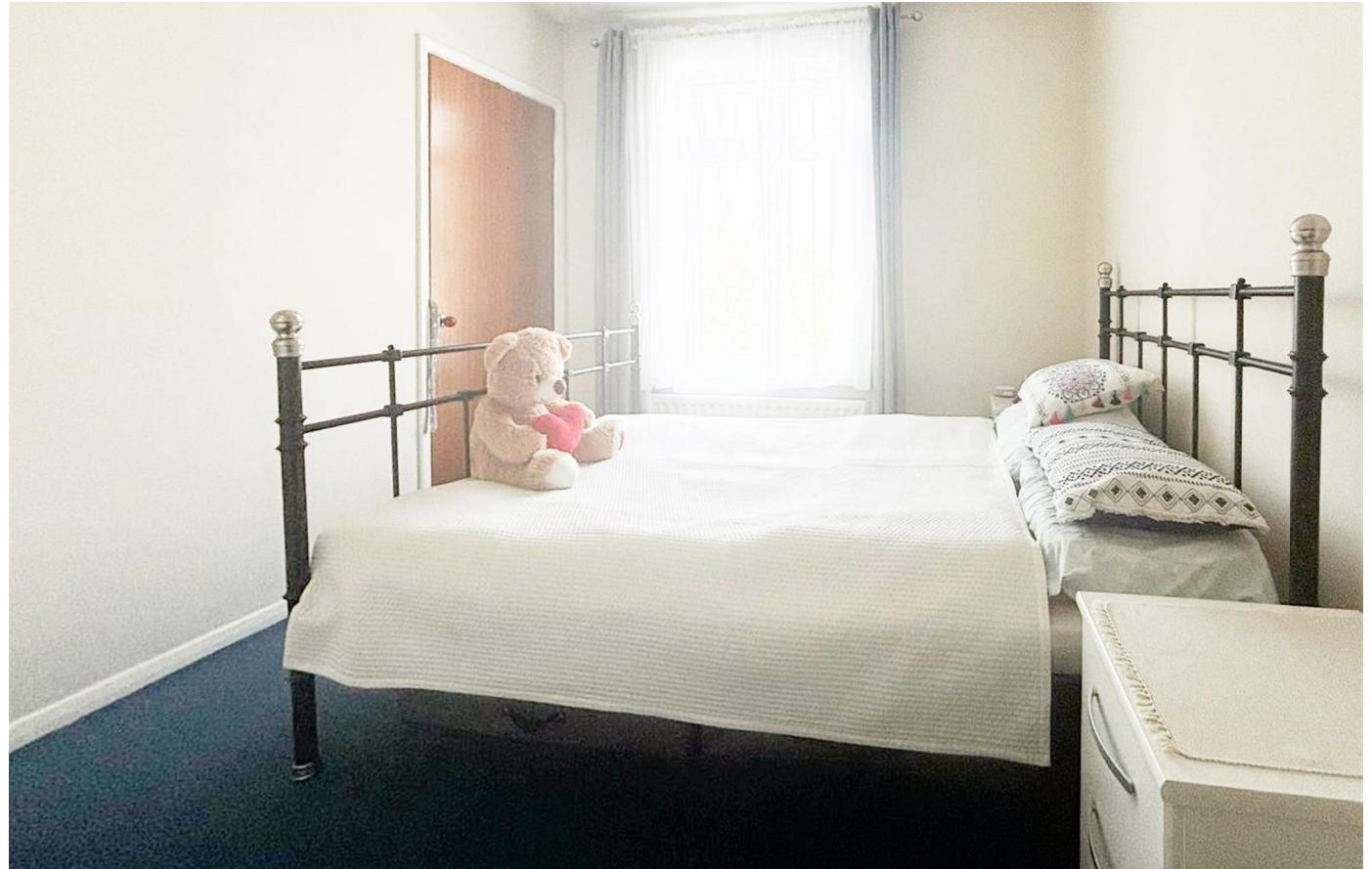
9'0 x 6'5 (2.74m x 1.96m)

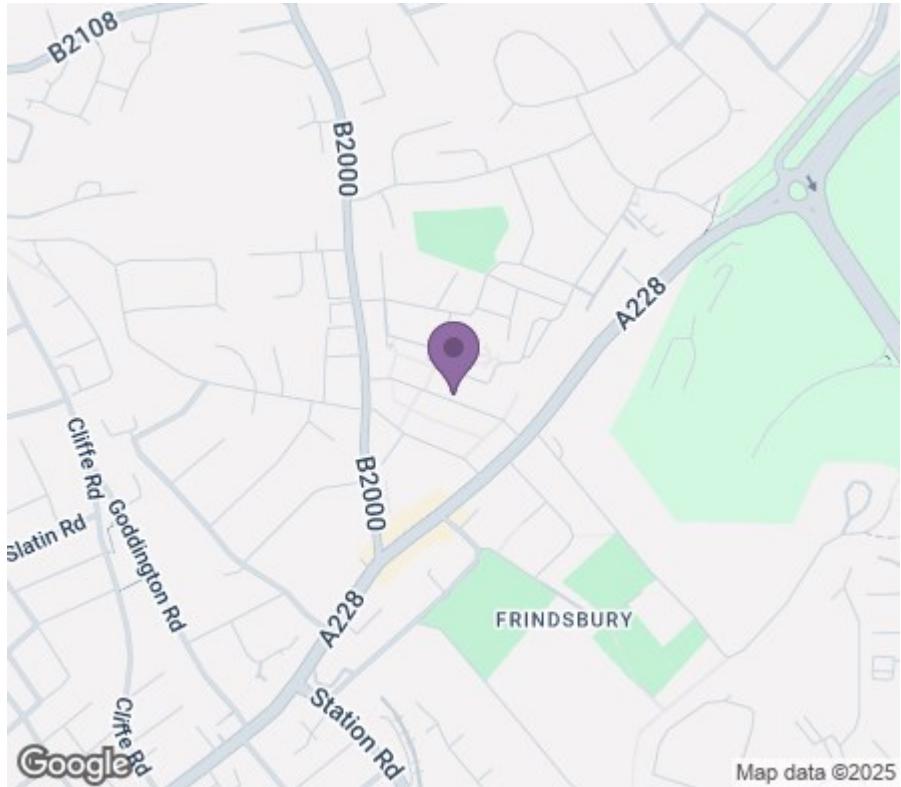
Bedroom

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

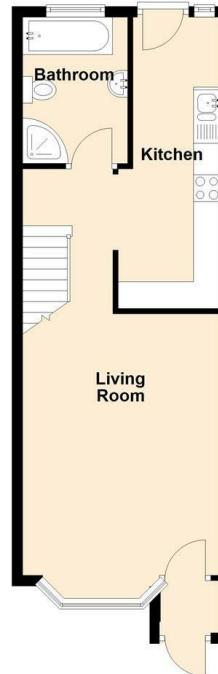
Bedroom

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

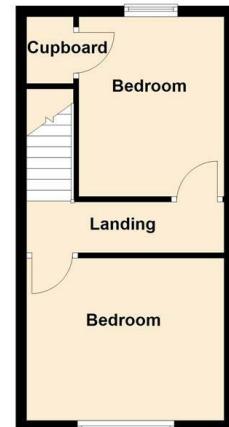




Ground Floor
Approx. 40.1 sq. metres (431.2 sq. feet)



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



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



18 - 20 High Street
Gillingham
Kent
ME7 1BB
01634 570057

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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		
(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		86
(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	

CR Real Estate 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.