



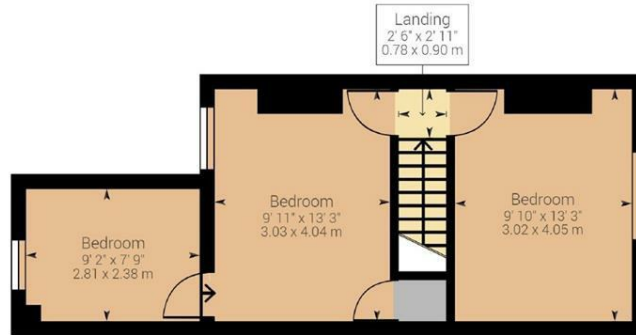
## 5 Banning Street, Strood, Rochester, Kent, ME2 3AG

draft details. VIRTUAL TOUR AVAILABLE. NO CHAIN. 3 BEDROOMS. GREAT INVESTMENT OR STEP OUT ONTO THE PROPERTY LADDER. LEAN-TO. DOWNSTAIRS BATHROOM.

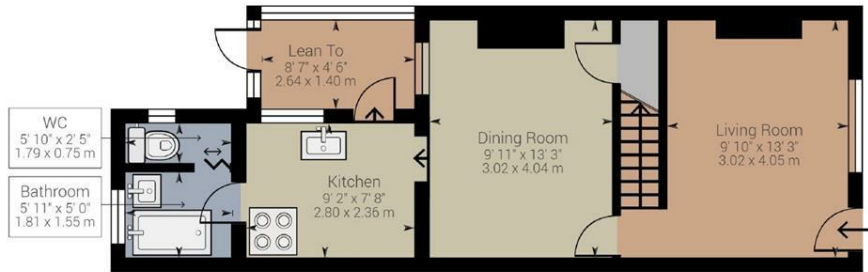
MMS are offering for sale this well presented 3 bedroom terraced house located in Strood. The home is within walking distance to the train station and local High Street that has a variety of shops. Accommodation comprises of lounge, dining room and a wider than normal fitted kitchen for this style property. The bathroom and separate WC are located on the ground floor. There is a lean-to located off the kitchen with access to the rear garden. On the first floor there are 2 double bedrooms and a good size 3rd bedroom located off the 2nd. Benefits include gas central heating, patio style garden for easy maintenance and no chain. MMS will be undertaking the viewings, please contact the office to book your appointment.

- NO CHAIN
- 3 BEDROOMS
- DOWNSTAIRS BATHROOM & SEPARATE WC
- LEAN-TO
- GAS CENTRAL HEATING
- IDEAL FIRST HOME
- FITTED KITCHEN
- CENTRAL LOCATION
- 2 RECEPTION ROOMS

**£230,000**



1st Floor



Ground Floor

Approximate net internal area: 802.57 ft<sup>2</sup> / 74.56 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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			
England & Wales		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			1
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	