



Banning Street, Rochester

3 Bedroom, 1 Bathroom, House

£219,995



Presenting for sale this end of terrace house, brimming with potential and awaiting your personal touch to bring it back to its former glory. This property, in need of modernising, offers an excellent opportunity for first-time buyers looking to create their perfect home, or for investors searching for a rewarding project.

The property is generously proportioned with three bedrooms, offering ample space for family living. The layout includes two separate reception rooms, providing the versatility to set up a comfortable living area, a home office, or even a playroom.

The house also features a sizeable kitchen, providing a blank canvas for you to design your dream culinary space. Adjacent to the kitchen and reception rooms, you will find a bathroom fitted to cater to all your essential needs.

Despite its "F" EPC rating, this house is positioned in a location that offers numerous benefits. You will find excellent public transport links close by, reducing the hassle of daily commuting. Families will be pleased to know that a selection of local schools are within easy reach. Additionally, the area boasts a range of local amenities, providing convenience at your doorstep.

With a council tax band "B", this property offers an affordable cost of living. Don't miss out on this opportunity to craft a home perfectly suited to your needs and personal style. This end of terrace house truly is a gem waiting to be polished.

Broadband: Standard, Superfast, Ultrafast
Mobile: EE - Limited, Three - likely, O2 - Likely, Vodafone - Likely
Flooding Risk: Low - Surface Water. Very Low Flood Risks



Lounge
10'7" x 10'5"

Dining Room/Reception Room
13'3" x 10'10"

Kitchen
9'9" x 6'10"

Bathroom
8'8" x 6'10"

Bedroom 1
13'3" x 10'7"

Bedroom 2
13'3" x 10'10"

Bedroom 3
9'9" x 6'10"



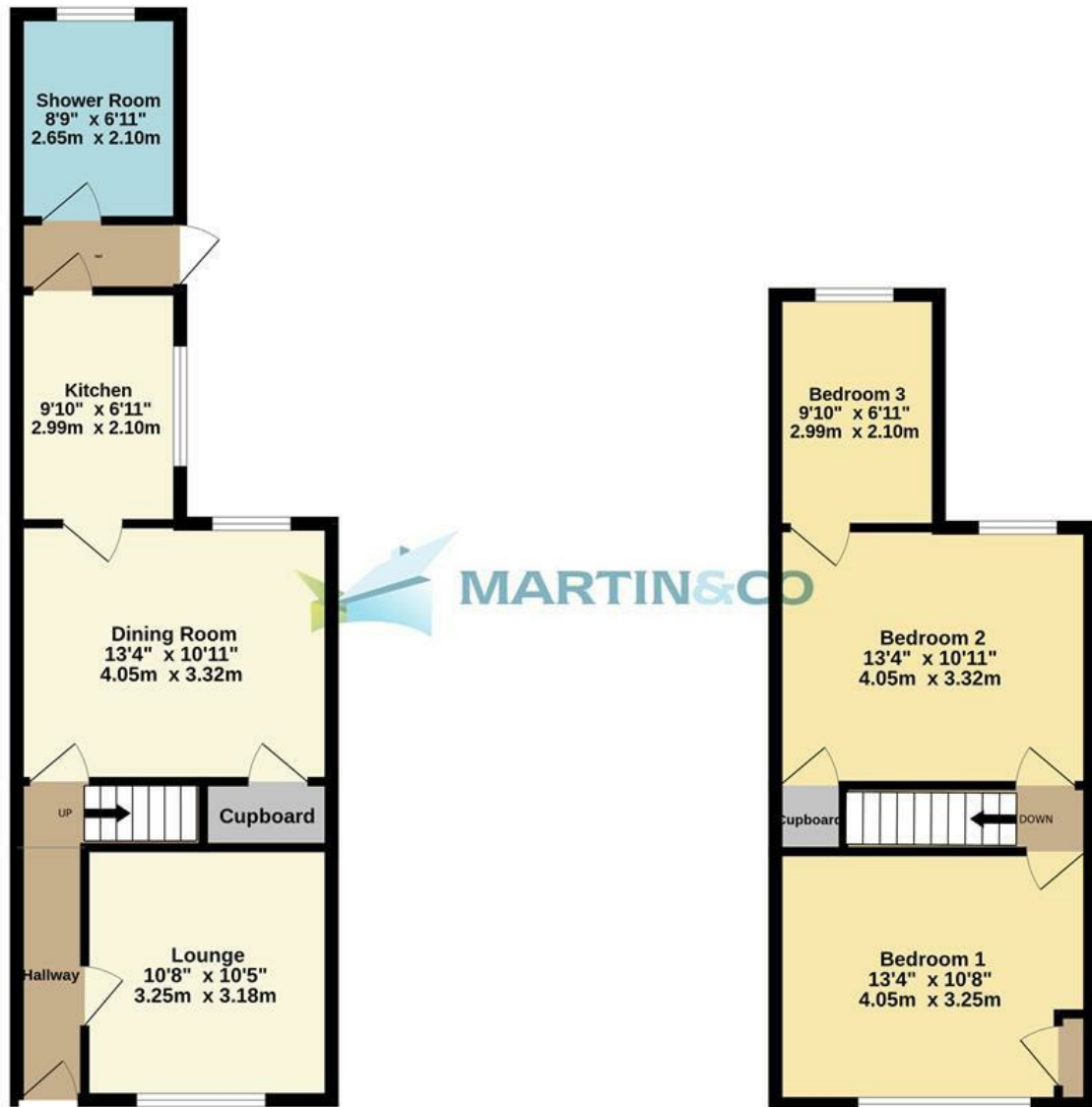
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		



Ground Floor
472 sq.ft. (43.8 sq.m.) approx.

1st Floor
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.1 sq.m.) approx.
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Martin & Co Medway Lettings
161 High Street, Rochester, Kent, ME1 1EH
01634 838700 . medway@martinco.com

01634 838700
<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 not for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.