

# 9 Banning Street

Strood ME2 3AG

**£260,000**

2 2 2 C

Nestled in the heart of Strood on Banning Street, this beautifully decorated mid-terrace house offers a perfect blend of modern living and classic charm. Built in the early 1900s, the property spans a deceptively generous amount of square feet square feet and featuring two reception rooms, making it an ideal home for families or professionals seeking comfort and convenience. As you enter, you are greeted by a modern lounge adorned with stylish feature wall panelling, creating a warm and welcoming atmosphere. The spacious dining area seamlessly opens into a galley kitchen, perfect for entertaining guests or enjoying family meals. A convenient lobby area leads to a lovely rear garden, which boasts a small grass area and a path that guides you to the back, providing a delightful outdoor space for relaxation. The ground floor also includes a well-appointed bathroom, ensuring practicality for everyday living. Ascending to the first floor, you will find two generously sized double bedrooms, each offering ample space and natural light. A second family bathroom, complete with both a bath and a cubicle shower, adds to the home's appeal. This property is ideally located within walking distance to the town centre and the train station, making it perfect for commuters. Additionally, it is close to several schools, making it a great choice for families. With an Energy Performance Certificate (EPC) rating of C and a council tax band of B, this home is not only stylish but also efficient. In summary, this charming mid-terrace house on Banning Street presents an excellent opportunity for those looking to enjoy a vibrant community while benefiting from modern amenities. Don't miss the chance to make this delightful property your new home.







## Area Map




## Floor Plans







Approximate total area(1)
758 ft²
70.6 m²

Reduced headroom
2 ft²
0.2 m²

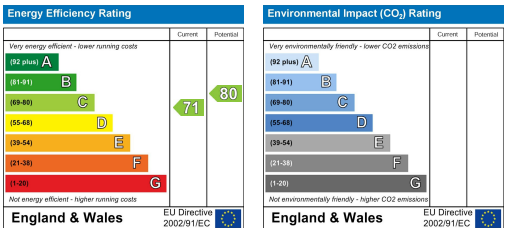
(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Graph




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