



Conyers Walk, Parkwood, Gillingham, Kent, ME8 9QF Guide Price £280,000 Freehold

Description

Guide Price £280,000-£300,000 No onward chain! This well-presented home set on a pleasant walkway offers excellent living space and is ideally suited for families or those seeking room to grow. The ground floor features a welcoming entrance hall, a convenient downstairs W/C, a spacious open-plan lounge and dining area, and a separate, well-appointed kitchen. Upstairs boasts three generously sized double bedrooms and a modern family bathroom, offering ample space and comfort. Externally, the property enjoys a well-maintained rear garden laid to lawn and patio, complete with rear access and excellent potential to extend (subject to relevant planning permissions). The front garden is also laid to lawn, enhancing the property's curb appeal and a garage en bloc offers extra storage. Situated in a popular residential area, the home is ideally located for local schools, shops, and amenities with all these attributes it will be snapped up quickly. Call the Greyfox sales team in Rainham to arrange your viewing and avoid missing out!

Key Features

- · Three Bedroom Terraced Home
- Perfect First Time Buy Or Potential Investment Opportunity
- · Offered With No Onward Chain
- Upstairs Family Bathroom & Downstairs W/C
- · Open Plan Lounge/Diner
- · Garage En Bloc & On Road Parking
- Close To Amenities & Good Schools
- Rear Garden Measuring Approx 31ft x 21ft

Local Area

Parkwood is located on the southern side of Rainham with good road links to the M2/M20 and is served by Rainham Station into central London. Parkwood offers a variety of schools and amenities and enjoys a pleasant position on the edge of rural Kent.

GROUND FLOOR 406 sq.ft. (37.7 sq.m.) approx. 1ST FLOOR 406 sq.ft. (37.7 sq.m.) approx





TOTAL FLOOR AREA: 812 sq.ft. (75.4 sq.m.) approx. ilist every attempt has been made to ensure the accuracy of the footing contained bere, measurement docs, vandows, contens and any other thems are approximate and no responsibility is taken for any enpercive to the properties of the second of











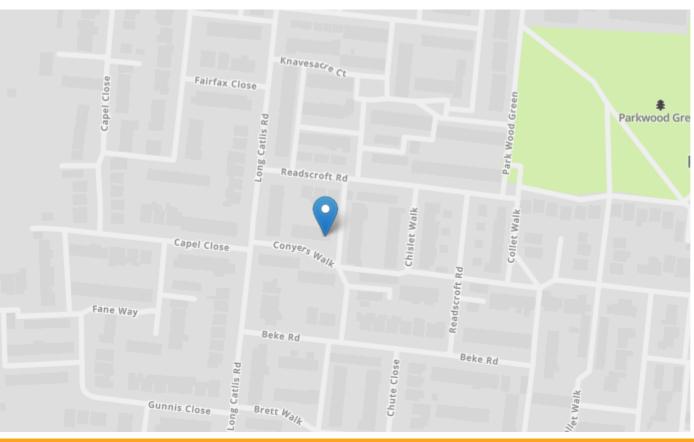






Property Location

Conyers Walk, Parkwood, Gillingham, Kent, ME8 9QF



				Current	Potentia
Very energy efficient	- lower running o	osts			
(92+) A					
(81-91)					81
(69-80)	C				01
(55-68)	D			65	
(39-54)		3			
(21-38)		F			
(1-20)		(3		
Not energy efficient - h	igher running cos	sts			

Tenure Freehold

Lease Term N/A

Ground Rent N/A

Service Charge N/A

Local Authority Medway

Council Tax Band C

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Agent Notes

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit https://www.preyfox.co.uk/reget/puracy and https://www.preyfox.co.uk/reget/puracy and https://www.preyfox.co.uk/reget/puracy and https://www.preyfox.co.uk/reget/puracy