



Two Bedroom Detached Bungalow
Fairfax Close, Parkwood, Gillingham, Kent, ME8 9SZ

Guide Price £300,000
Freehold

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Description

****Guide Price £300,000 - £325,000 **** Rarely available and with scope to update and modernise, this extended link detached bungalow is situated in a cul-de-sac and is well located for Parkwood Green shopping centre, amenities, and good transport links. Internally the bungalow comprises of an entrance hallway, family bathroom with shower over bath, sizeable kitchen, den/office space, two good size bedrooms and spacious lounge/diner with patio doors leading onto the garden. Other added benefits to take into consideration include a garage, parking for multiple vehicles, front lawn and westerly facing rear garden with patio, lawn, handy storage shed and established hedgerow, which offers an extra degree of privacy. The property is being offered with the benefit of no onward chain, and in our opinion will best benefit those looking at downsizing without compromise on space. Please contact the Greyfox Sales Team in Rainham to book your viewing now.

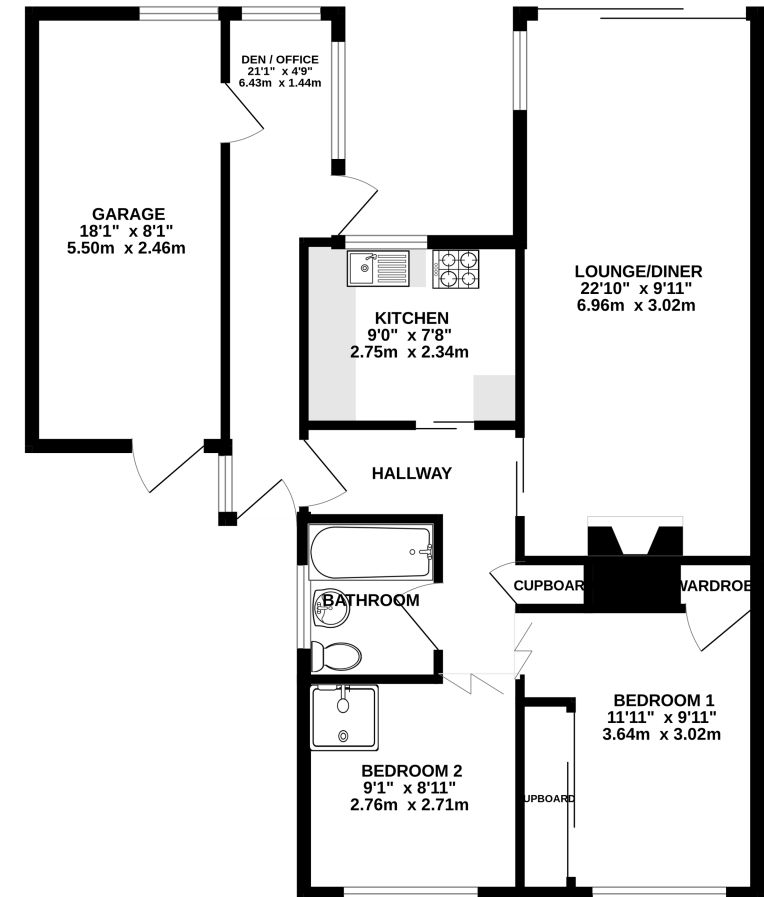
Key Features

- Extended Link Detached Bungalow
- Chain Free With Scope To Update & Modernise
- Spacious Lounge/Diner
- Two Double Bedrooms
- Garage & Driveway for Multiple Vehicles
- Popular Parkwood Location
- Close to Shops, Local Amenities & Good Transport Links
- Rear West Facing Garden Measuring Approx. 33x19ft

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
824 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 sq.m.) approx.

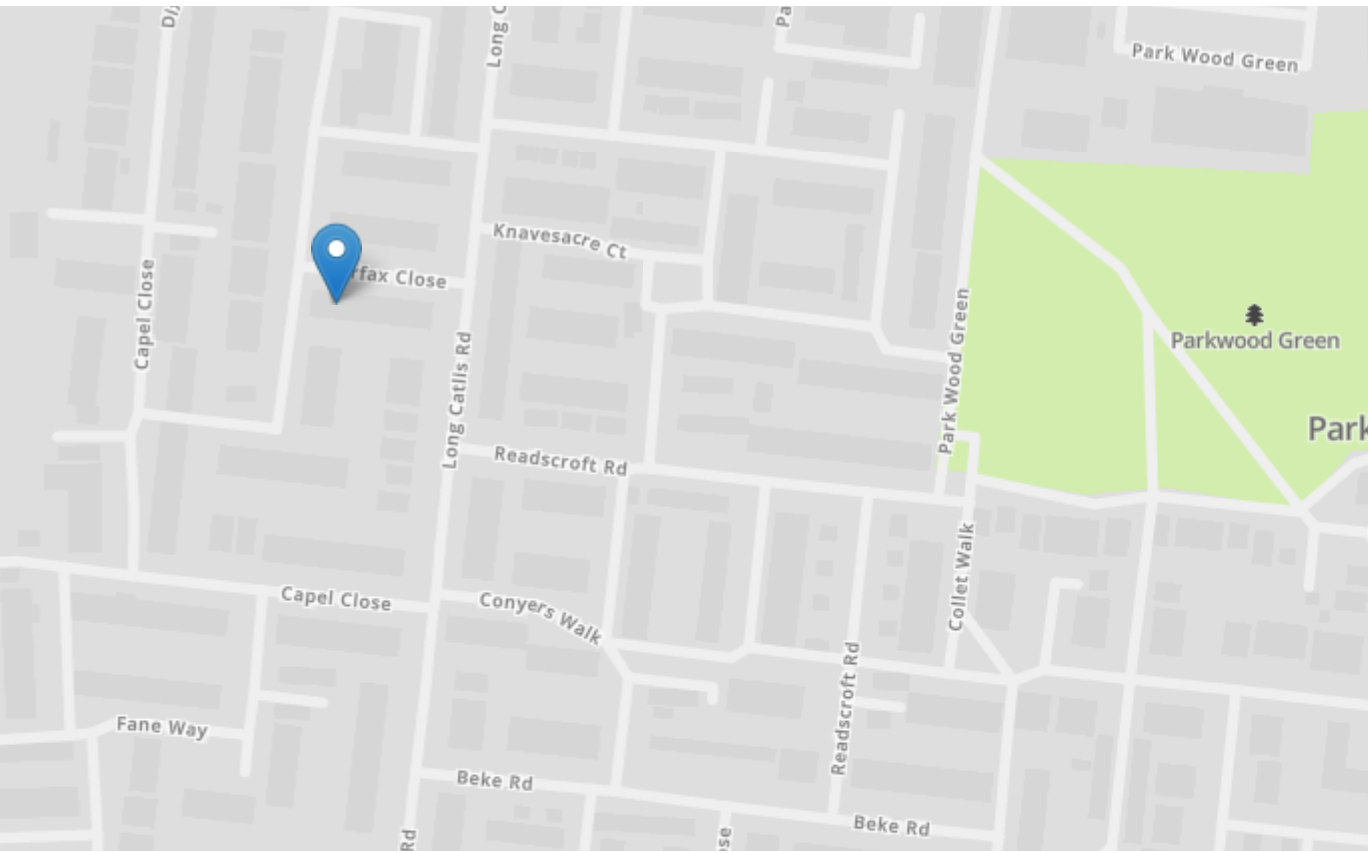
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.


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Property Location

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure	Freehold
Lease Term	N/A
Ground Rent	N/A
Service Charge	N/A
Local Authority	Medway
Council Tax	Band D

Greyfox Walderslade

Unit 2, Thetford House
 Walderslade Village Centre
 Walderslade Road
 Chatham
 Kent
 ME5 9LR
 Tel: 01634 672227 Email:
 walderslade@greyfox.co.uk

Greyfox Rainham

67C High Street
 Rainham
 Kent
 ME8 7HS
 Tel: 01634 377737 Email:
 rainham@greyfox.co.uk

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.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.