

haus

Estate Agents



Three Bedroom Terraced House
Collet Walk, Parkwood, Rainham, Kent, ME8 9SA

Guide Price £280,000
Freehold

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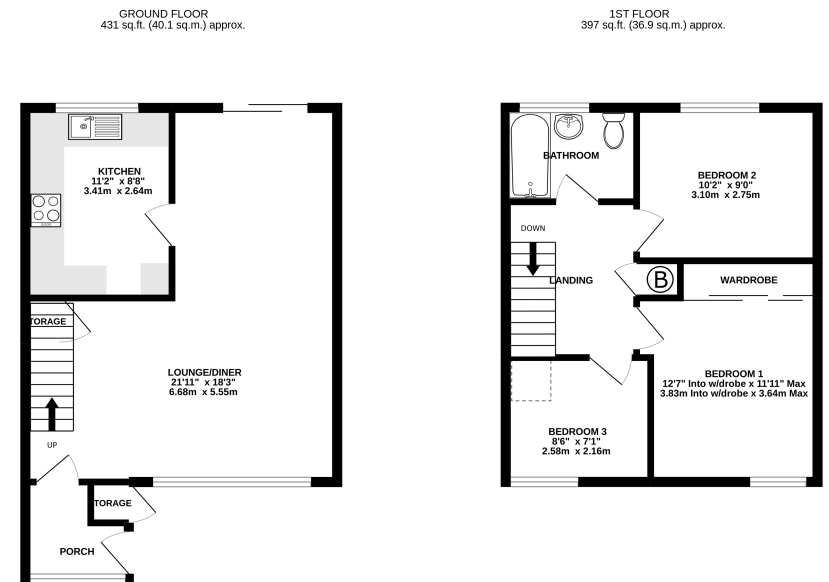
Description

Guide price £280,000 - £300,000

Situated in the popular residential area of Parkwood in Rainham, a beautifully presented three bedroom family home comes to the market and it won't disappoint. The property will best suit first time buyers, buy to let investors looking to add or start a property portfolio or those where upsizing is high up on the 'wish list'. This family home offers ample living space and little or no work is required, in our opinion. With the current cost of living being a concern to most of us, the property comes with an excellent C rated EPC certificate with potential of reaching a B rating, subject to some improvements. The current EPC rating will provide great savings over the coming months and further savings in the future. Located in a quiet and secluded Walk, the property is ideally located for primary and secondary schools, amenities, playgrounds and excellent commuter or leisure links to the M2/M25 motorways and the A2 that lead to the South Coast and Greater London, making Parkwood a commuter haven. Internally, the property consists of; entrance porch, recently fitted kitchen and lounge/diner with sliding double glazed patio doors leading to the garden. To the first floor, you will find three well proportioned bedrooms and family bathroom. To the rear, there is an easy to maintain south facing garden with rear access and the added benefit of a garage en-block. To the front a well proportioned and easy to maintain, mainly laid to lawn garden. Contact us at your earliest convenience to book your viewing and avoid disappointment.

Key Features

- Three Bedroom mid terrace house
- Spacious lounge/diner
- First floor family bathroom
- Contemporary decor
- En-block garage
- EPC rating C
- Popular residential area
- Easy to maintain south facing rear garden



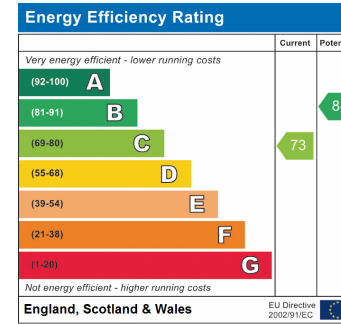
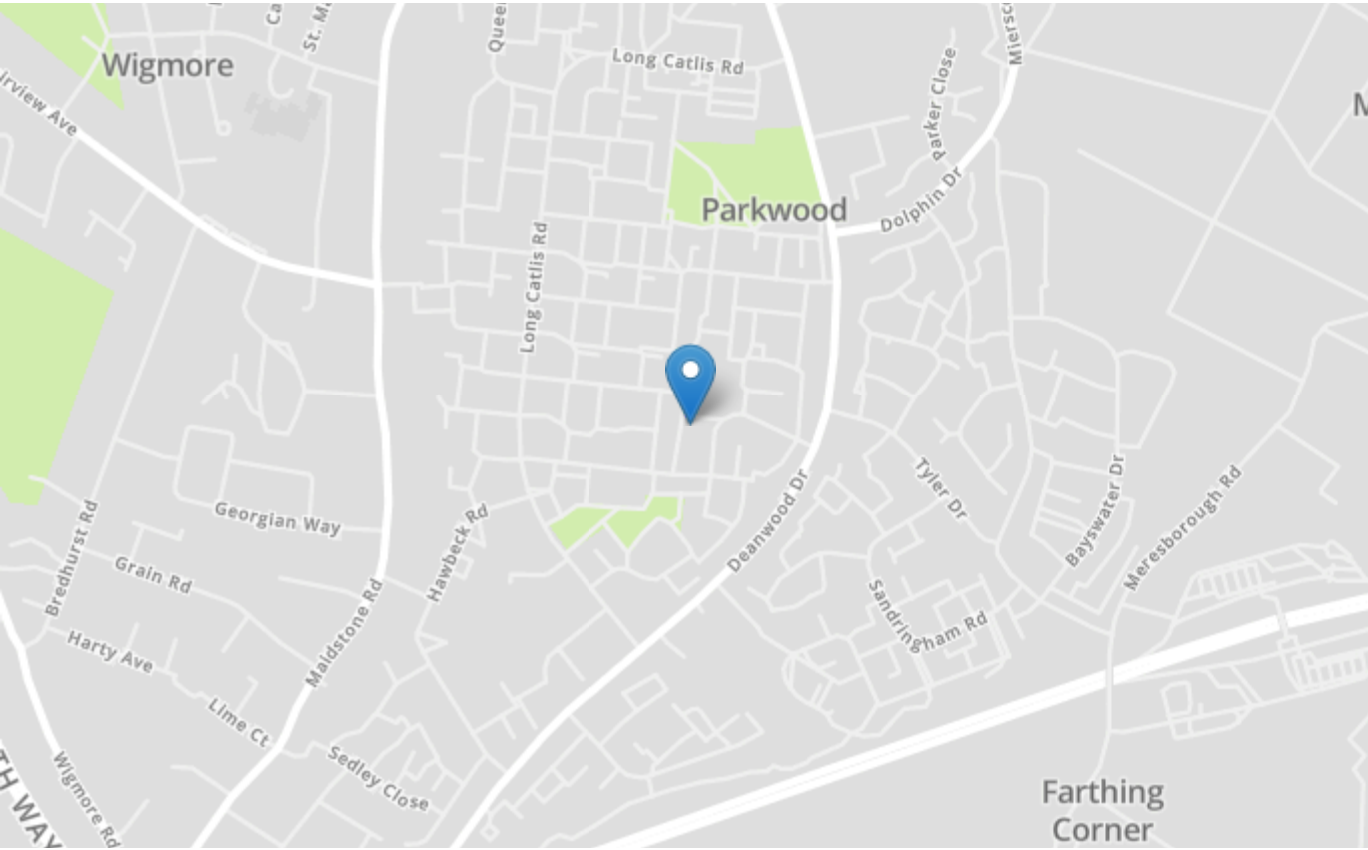
TOTAL FLOOR AREA: 829 sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Collet Walk, Parkwood, Rainham, Kent, ME8 9SA



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

haus Estate Agents

26, London Road
Gillingham
Kent

ME8 6YX

Tel: 01634 848883 Email:

hello@hausestateagents.co.uk

Agent Notes

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact.

The seller does not make or give nor do our employees or haus Estate Agents have authority to make or give any representation or warranty to the property. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment, or facilities. 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. References to tenure, service charges and ground rent (where applicable) as well as council tax are based on information supplied by the seller.

The Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. The copyright of all details, photographs and floorplans remains exclusive to haus Estate Agents. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.