



**Price**  
**£300,000**

**Freehold**

3x  1x  1x 

**Rycaut Close,  
Parkwood, Gillingham,  
Kent, ME8**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Immaculate presented property perfect for first time buyers
- Deceptively spacious inside with a handy downstairs cloakroom
- Useful garage en-bloc
- Benefits from a beautiful low maintenance rear garden
- Situated in a central location close to the shops, schools and amenities

## Accommodation

### GROUND FLOOR

Porch  
Downstairs Cloakroom  
Entrance Hall  
Lounge/Diner  
Kitchen: 10'6 x 8'9 (3.20m x 2.67m)

### FIRST FLOOR

Landing  
Bedroom 1 : 10'4 x 7'2 (3.15m x 2.19m)  
Bedroom 2 : 9'0 x 8'2 (2.75m x 2.49m)  
Bedroom 3 : 8'6 x 7'5 (2.59m x 2.26m)  
Shower Room

### OUTBUILDING

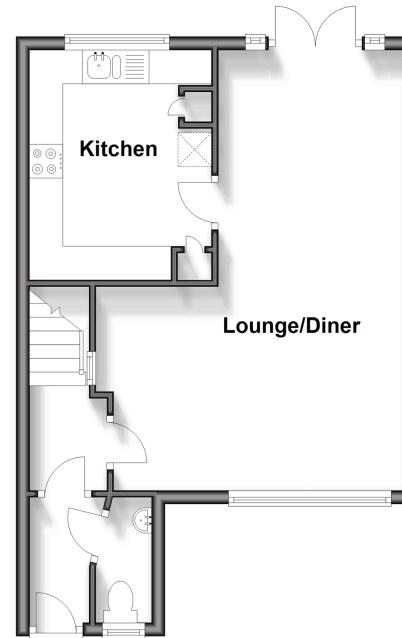
Garage

### OUTSIDE

Front Garden  
Rear Garden

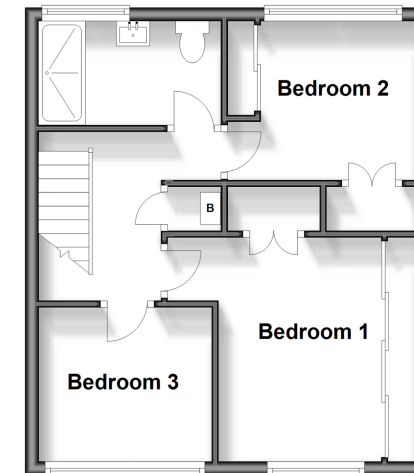
### Ground Floor

Approx. 40.3 sq. metres (434.1 sq. feet)



### First Floor

Approx. 36.7 sq. metres (395.5 sq. feet)



### Outbuilding

Approx. 7.5 sq. metres (80.9 sq. feet)



Call Rainham - 01634 373531 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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