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59 Parkfield Road

• Rainham

Price: Price Range £375,000



59, Parkfield Road, , ME8 7TA

Price Range £375,000

- PRICE RANGE £375,000 TO £400,000
- BUNGALOW
- SEMI-DETACHED
- TWO BEDROOMS
- NO CHAIN
- CONSERVATORY
- DINING ROOM
- REAR GARDEN WITH POTENTIAL
- MEDWAY COUNCIL TAX BAND D
- EPC RATING TBC

* PRICE RANGE £375,000 TO £400,000 *

Welcome to this charming BUNGALOW located on Parkfield Road in the sought-after and tranquil area of Rainham, Gillingham.

This delightful SEMI-DETACHED property boasts a cosy reception room, perfect for relaxing or entertaining guests. With TWO BEDROOMS, there is ample space for a small family or guests to stay comfortably.

One of the highlights of this property is the conservatory, offering a peaceful spot to enjoy a cup of tea while overlooking the garden. The SHOWER ROOM is well-appointed and provides all the necessary amenities for your daily routines.

Parking will never be an issue with space for two vehicles on the driveway and a GARAGE, making it convenient for you and your visitors. The property comes with the added benefit of NO CHAIN, ensuring a smooth and hassle-free buying process.

This bungalow is ideal for those seeking a peaceful retreat in a quiet neighbourhood. Don't miss the opportunity to make this lovely property your new home. Contact us today to arrange a viewing and experience the charm of this Rainham gem.

Medway Council Tax Band - D
EPC RATING E

ENTRANCE HALL

8'6" x 7'6" (2.6 x 2.3)

With radiator.

LOUNGE

14'5" x 11'1" (4.4 x 3.4)

With radiator, fire, two windows and a glass panelled door leading to the conservatory.

KITCHEN

10'2" x 10'2" (3.1 x 3.1)

With base and eye level units, stainless steel sink, double glazed window above, electric cooker, gas hob, cupboard housing the boiler.

DINING ROOM

10'2" x 6'2" (3.1 x 1.9)

With round window to the side, window to the rear, radiator and door leading to the rear garden.

CONSERVATORY

9'6" x 8'6" (2.9 x 2.6)

With double glazed windows and French doors leading to the rear garden.

BEDROOM 1

12'1" x 8'10" (3.7 x 2.7)

With double glazed window and radiator.

BEDROOM 2

8'2" x 8'2" (2.5 x 2.5)

With double glazed window and radiator.

SHOWER ROOM

6'6" x 5'10" (2.0 x 1.8)

With walk in shower cubicle, bi-fold glass door, low level WC, sink with vanity unit, frosted double glazed window and heated towel rail.

GARAGE

With metal up and over door.

GARDENS

FRONT - Laid to lawn area and the rest is block paved allowing off road parking for two cars.

REAR - With patio area, shed and the rest is laid to lawn and approx 60 x 30ft.

IMPORTANT NOTICE

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Ives & Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

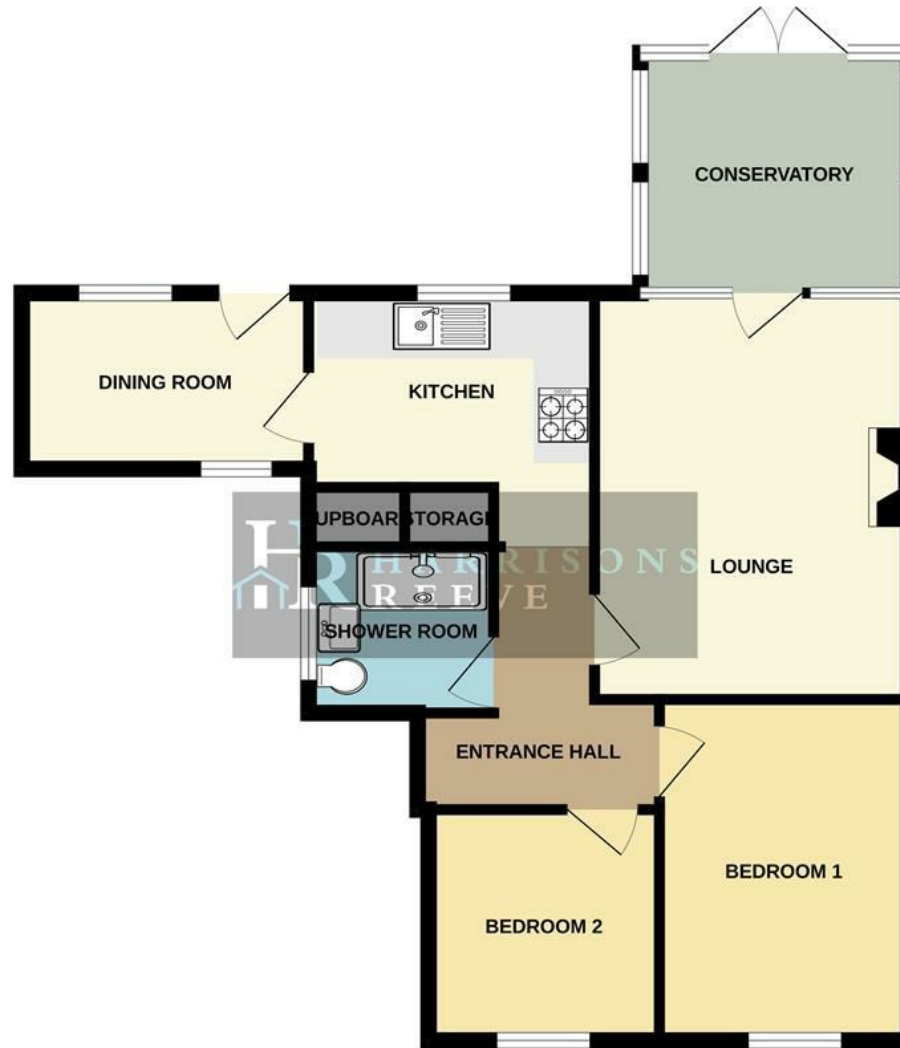


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA: 660 sq.ft. (61.3 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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