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HR HARRISONS
REEVE



56 Wollaston Close

• Parkwood

Price: £260,000



56, Wollaston Close, , ME8 9SH
£260,000

- PRICE £260,000
- TWO BEDROOMS
- IDEALLY FIRST TIME PURCHASE
- NO ONWARD CHAIN
- TERRACED HOUSE
- QUIET LOCATION
- CLOSE TO LOCAL AMENITIES
- CALL NOW TO AVOID DISAPPOINTMENT
- MEDWAY COUNCIL TAX BAND B
- EPC RATING TBC

Nestled in the tranquil Wollaston Close, Parkwood, this charming TWO BEDROOM terraced house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a welcoming reception room, perfect for relaxation or entertaining guests. The well-appointed kitchen diner offers a delightful space for family meals and social gatherings, enhancing the home's appeal.

With two comfortable bedrooms, this residence is ideal for small families or those seeking a peaceful retreat. The bathroom is conveniently located, ensuring practicality for everyday living. One of the standout features of this property is its position in a quiet close, providing a serene environment away from the hustle and bustle of city life.

Additionally, the property is offered with NO ONWARD CHAIN allowing for a smooth and efficient purchasing process. This is a rare find in today's market, making it an attractive proposition for prospective buyers.

In summary, this two-bedroom terraced house in Wollaston Close is a delightful home that combines comfort, convenience, and a peaceful setting. Do not miss the chance to make this lovely property your own.

Medway Council tax - B
EPC rating TBC

GROUND FLOOR



PORCH
5'6" x 0'7" (1.7 x 0.2)

LOUNGE
15'5" x 9'10" (4.7 x 3.0)

KITCHEN/DINER
13'1" x 8'10" (4.0 x 2.7)

LANDING

BEDROOM 1
10'2" x 10'2" (3.1 x 3.1)

BEDROOM 2
11'5" x 7'10" (3.5 x 2.4)

BATHROOM
8'6" x 4'11" (2.6 x 1.5)

GARDENS
FRONT - Laid to lawn and a path leading to the front door.

REAR - Patio area and the rest is laid to lawn - size approx 40 x 30ft garden.

AML Charges
Should a purchaser(s) have an offer accepted on a property marketed by Harrison's Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement.

Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Important Notice
Harrison's 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 Harrison's Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB
HARRISON'S REEVE recommend a panel of solicitors, including V E White And Co, Burton's Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

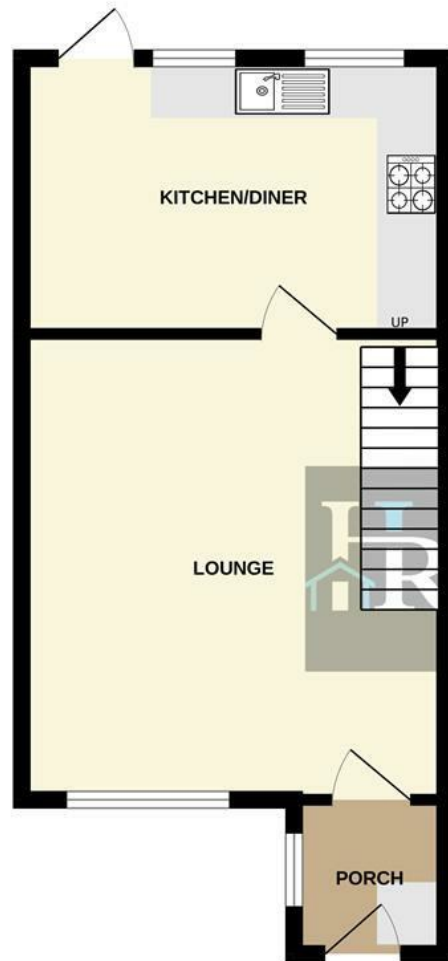


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



1ST FLOOR



NOT TO SCALE - FOR ILLUSTRATION PURPOSES ONLY.

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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