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HARRISONS REEVE

31 Deanwood Drive

• Parkwood

Price: Offers In The Region Of £350,000

31, Deanwood Drive, , ME8 9NH
Offers In The Region Of £350,000

- PRICE OFFERS IN THE REGION OF £350,000
- NO ONWARD CHAIN
- SEMI-DETACHED
- DRIVEWAY
- LOUNGE
- DINING ROOM
- CONSERVATORY
- DOWNSTAIRS SHOWER ROOM
- MEDWAY COUNCIL TAX BAND C
- EPC RATING E

Harrisons Reeve are pleased to bring this property in Deanwood Drive, Parkwood to the market.

This charming THREE BEDROOM SEMI-DETACHED house presents an excellent opportunity for families and first-time buyers alike. The property boasts a spacious layout, featuring a welcoming reception room that flows seamlessly into a separate lounge and dining area, perfect for entertaining guests or enjoying family meals.

One of the standout features of this home is the convenient downstairs shower room, providing added practicality for busy households. The property also includes a delightful conservatory, which offers a bright and airy space to relax and enjoy the garden views throughout the seasons.

For those with vehicles, the property benefits from a generous driveway that can accommodate up to four cars, ensuring ample parking for residents and visitors. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

With its ideal location and well-thought-out design, this semi-detached house on Deanwood Drive is a fantastic choice for anyone seeking a comfortable and functional living space in Gillingham. Don't miss the chance to make this lovely property your own.

EPC RATING E
MEDWAY COUNCIL TAX BAND C

GROUND FLOOR

PORCH
7'6" x 3'3" (2.3 x 1.0)

ENTRANCE HALL
12'5" x 5'10" (3.8 x 1.8)

LOUNGE
12'1" x 11'9" (3.7 x 3.6)

DINING ROOM
10'5" x 8'6" (3.2 x 2.6)

CONSERVATORY
17'0" x 10'5" (5.2 x 3.2)

KITCHEN
10'5" x 9'2" (3.2 x 2.8)

LOBBY
8'6" x 2'11" (2.6 x 0.9)

OFFICE SPACE
9'10" x 8'2" (3.0 x 2.5)

RECEPTION ROOM
14'9" x 7'10" (4.5 x 2.4)

SHOWER ROOM
5'2" x 4'7" (1.6 x 1.4)

FIRST FLOOR

LANDING
5'10" x 4'3" (1.8 x 1.3)

BEDROOM 1
12'5" x 11'5" (3.8 x 3.5)

BEDROOM 2
11'9" x 9'10" (3.6 x 3.0)

BEDROOM 3
9'2" x 7'2" (2.8 x 2.2)

BATHROOM
8'6" x 6'10" (2.6 x 2.1)

GARDENS
FRONT - Laid to lawn area and driveway.

REAR - Shed, patio area, side access and the rest is laid to lawn. Size approx 45 x 30ft.

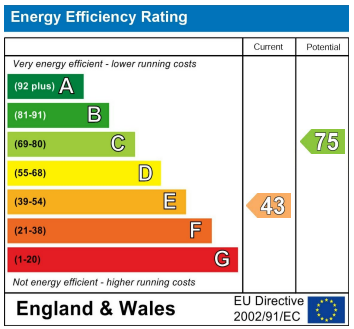
AML Charges
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst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

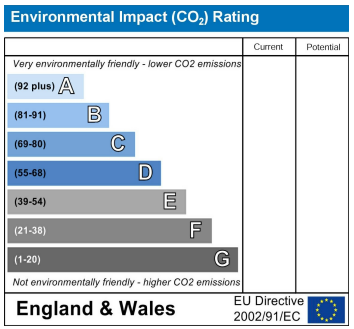
Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

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 and the photographs may have been enhanced using photo editing software.

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, Hawkridge and Company and Ives and 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. Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.





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GROUND FLOOR
867 sq.ft. (80.6 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.

TOTAL FLOOR AREA : 1294 sq.ft. (120.2 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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The Property Ombudsman