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36 Moyle Close

• Parkwood

Price: £260,000



36, Moyle Close, , ME8 9RH  
£260,000

- TWO BEDROOM TERRACE HOME
- GARAGE EN BLOC
- CONSERVATORY
- MODERN FITTED KITCHEN
- CLOSE TO SCHOOLS & AMENITIES
- LARGE REAR GARDEN
- CTAX BAND: B
- EPC RATING: D
- APPROX 801 SQ FT

Located in the charming area of Moyle Close, this delightful two-bedroom terraced home offers a perfect blend of comfort and modern living.

The property boasts a contemporary fitted kitchen, designed with functionality in mind, making it a joy for any home cook. Adjacent to the kitchen, you will find a lovely conservatory that floods the space with natural light, creating a serene spot to enjoy your morning coffee or unwind after a long day.

The two well-proportioned bedrooms provide ample space for rest and relaxation, making this home suitable for small families, couples, or individuals seeking extra room. The bathroom is conveniently located, ensuring ease of access for all residents.

Additionally, this property includes a garage en bloc, offering secure parking and extra storage space, a valuable asset in today's busy lifestyle.

With its modern features and convenient location, this terraced house is an excellent opportunity for those looking to settle in a friendly community. Don't miss the chance to make this lovely home your own.

EPC Rating: D

**Entrance Hall**  
10'0" x 6'5" (widest points) (3.05m x 1.97m (widest points))

**Kitchen**  
6'11" x 11'7" (2.11m x 3.54m)

**Lounge**  
14'11" x 10'5" (4.56m x 3.20m)

**Conservatory**  
12'8" x 9'5" (3.87m x 2.89m)

**Landing**  
8'2" x 4'0" (2.51m x 1.22m)

**Bedroom 1**  
13'10" x 10'6" (4.24m x 3.22m)

**Bedroom 2**  
7'10" x 10'6" (2.41m x 3.22m)

**Bathroom**  
5'0" x 7'10" (1.54m x 2.41m)

**Garden**

**Garage**

**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

**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.

**Member agent**  
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

**NB**  
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde 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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		63	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

**Harrisons Reeve Harrisons Reeve Office**  
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GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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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