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20 Culpepper Road

• Parkwood

Price: Offers In Excess Of £325,000



20, Culpepper Road, , ME8 9RZ

Offers In Excess Of £325,000

- WELL PROPORTIONED 3 BEDROOM TERRACE HOUSE
- INTEGRAL GARAGE
- DRIVEWAY FOR 2 CARS TO FRONT
- WELL TENDED REAR GARDEN APPROX. 30'
- 3 GOOD SIZE BEDROOMS
- EPC RATING "D"
- MEDWAY COUNCIL TAX BAND "C"
- PRESENTED IN A GOOD NEUTRAL DECOR

HARRISONS REEVE are delighted in marketing this SMARTLY presented spacious 3 bedroom house in Culpepper Road, Parkwood, which has the added benefits of a GARAGE AND OFF ROAD PARKING FOR 2 CARS.

This popular style of property comprises entrance hall, kitchen, lounge, integral garage (that we believe could be converted subject to the relevant permissions obtained), 3 GOOD SIZE bedrooms and bathroom to the first floor.

Externally, you will find a tidy and well maintained garden on approx. 30 in depth, mainly laid to lawn.

The property is located within reach of Deanwood Primary School, Parkwood Primary School, Parkwood Green Shopping Centre and both main road and motorway connections.

Although this property will make a fantastic FIRST TIME PURCHASE, it will also suit second time buyers or indeed INVESTMENT BUYERS. Further potential may be on offer by converting the loft space (subject to obtaining the relevant permissions).

If you are in the market for a good size family home, then arrange your viewing today!!

Entrance Hall

Entrance door, radiator, under stairs storage cupboard, stair case to first floor.

Kitchen

9'8" x 7'4" (2.96m x 2.25m)

Double glazed window to front, a range of base and eye level units with inset sink unit and mixer tap. Built in electric oven and hob with extractor fan over. Space for fridge/freezer. Space and plumbing for washing machine.

Lounge

19'1" x 10'4" (5.83m x 3.17m)

Double glazed French doors to rear garden, double glazed window to rear, radiator.

Landing

Access to loft space.

Bedroom 1

15'0" x 9'3" (4.59m x 2.82m)

Double glazed window rear, radiator, built in double wardrobe.

Bedroom 2

11'8" x 9'2" (3.57m x 2.80m)

Double glazed window to front, radiator, built in double wardrobe.

Bedroom 3

10'9" x 7'8" (3.28m x 2.36m)

Double glazed window to rear, radiator,

Bathroom

Double glazed window to front. White suite featuring panelled bath with shower over, low level WC and pedestal wash hand basin. Built in double cupboard.

Exterior

Frontage

Block paved driveway providing off road parking for 2 cars.

Rear Garden

Approx 30' in depth with both decking and lawn areas. Fenced to boundaries. rear pedestrian access.

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigge 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.

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

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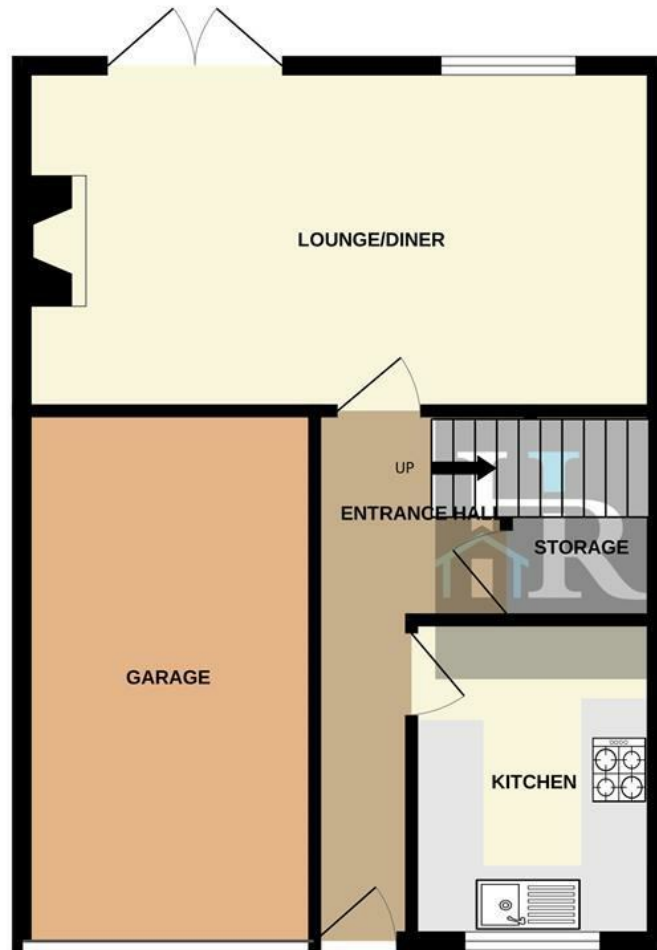


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	62
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

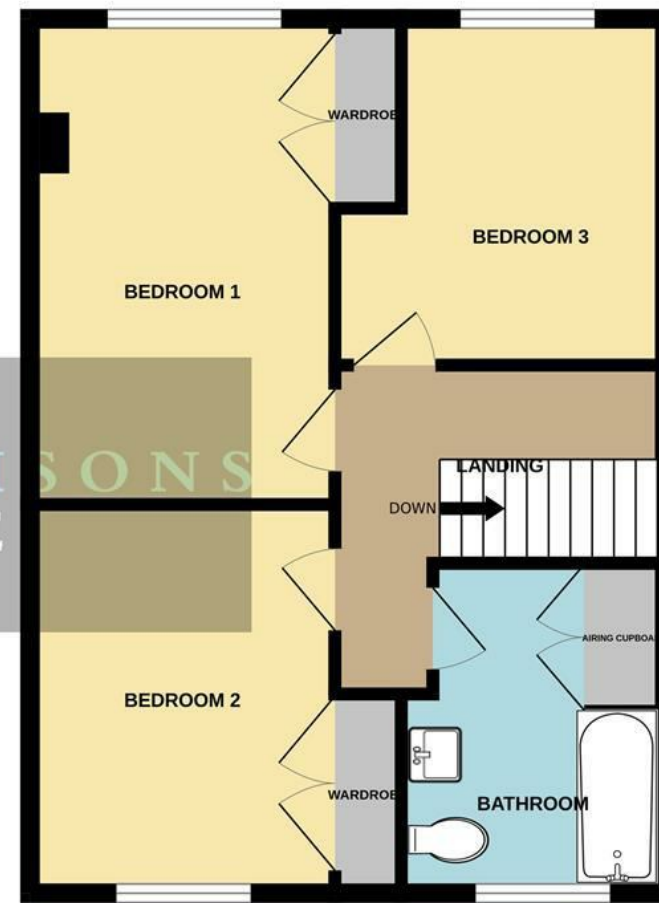
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
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GROUND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



1ST FLOOR



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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