



Asking Price £350,000

Moyle Close, Gillingham



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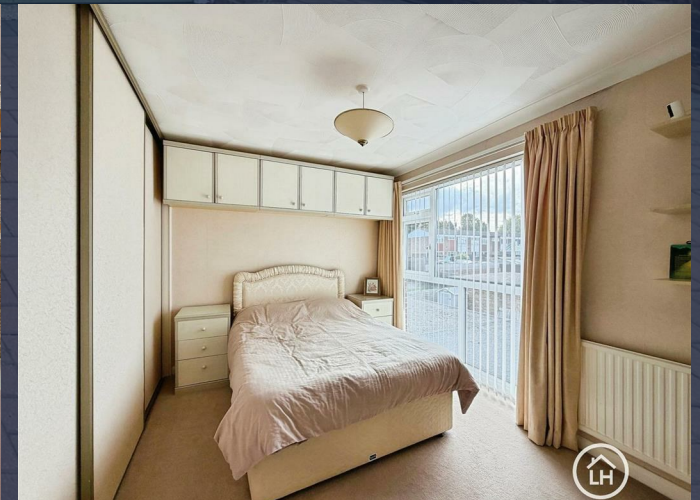


Summary of Moyle Close

LambornHill Estate Agents are delighted to bring to the market this well-proportioned three-bedroom semi-detached home, situated in the popular Parkwood area of Gillingham and offered for sale with no onward chain. With a practical layout, good-sized garden and driveway, the property provides an excellent opportunity for families, first-time buyers or those looking for a home with plenty of potential to make their own.

Key Features

- Three Bedroom Semi Detached
- Extended To Rear
- Ground Floor W/C
- Great School Catchment Area
- Excellent Commuter Links
- Garage & Driveway
- No Chain
- Walking Distance To Local Amenities
- EPC Rating - C - (72)
- Council Tax Band - C



Property Overview

Upon entering, the property offers a welcoming porch leading into the entrance hall, with access to the ground floor accommodation and a useful downstairs WC. The spacious lounge provides a comfortable main living area, while the separate dining room offers an ideal space for family meals and entertaining.

The kitchen is positioned to the front and provides a practical arrangement with fitted units and space for everyday appliances. The ground floor also benefits from an integral garage, providing useful storage and secure parking.

Upstairs, there are three bedrooms, including two good-sized bedrooms and a further third bedroom which could also be utilised as a home office, nursery or child's room. A family bathroom completes the first floor.

Outside, the property benefits from a good-sized rear garden, providing plenty of space for outdoor seating, children to play or enjoying the warmer months. To the front, there is a driveway providing off-road parking, along with access to the integral garage.

Located within the popular Parkwood area, the property is well placed for local schools, shops and everyday amenities, while offering convenient road and transport links for those commuting further afield. Offered with no onward chain, this is a well-located family home that deserves an early viewing.

Area Description

Moyle Close is situated within the popular Parkwood area of Rainham, offering a convenient setting for families, professionals and those looking for a well-connected residential location. The area provides a good range of everyday amenities, schools and leisure facilities, while Rainham town centre is within easy reach.

The property is well placed for a selection of local primary and secondary schools, making the location particularly practical for families. Nearby shops, supermarkets, cafés and other amenities provide everything needed for day-to-day living, with further facilities available in Rainham and the surrounding Medway towns.

For commuters, Rainham railway station is easily accessible, offering regular services towards London and connections across Kent. The nearby A2 also provides convenient road links towards Rochester, Chatham, Maidstone and beyond.

With its established residential surroundings, access to local amenities and good transport connections, Parkwood continues to be a popular choice for those looking for a convenient family-friendly location.

Entrance Porch

Lounge

6.63m x 3.35m (21'9 x 11')

Kitchen

3.18m x 2.08m (10'5 x 6'10)

Dining Room

3.66m x 2.77m (12' x 9'1)

W/C

Bedroom One

3.56m x 3.23m (11'8 x 10'7)

Bedroom Two

3.23m x 3.10m (10'7 x 10'2)

Bedroom Three

3.10m x 2.64m (10'2 x 8'8)

Bathroom

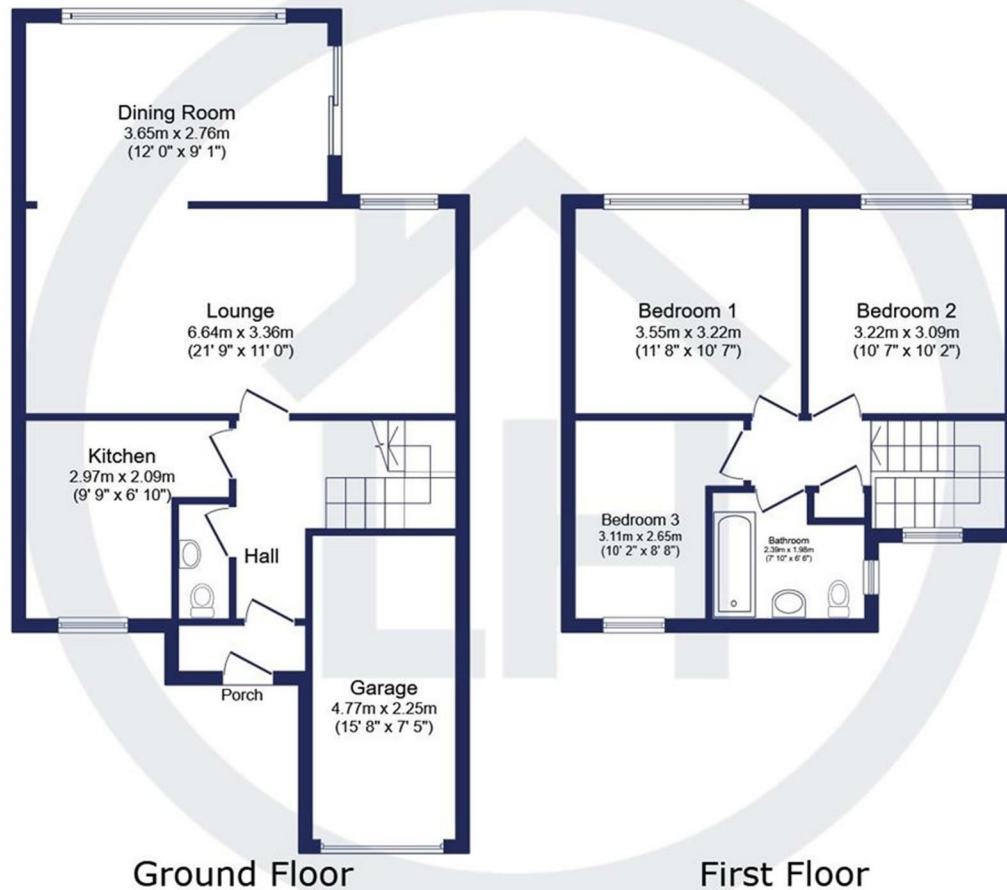
2.39m x 1.98m (7'10 x 6'6)

About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.





Total floor area: 106.9 sq.m. (1,150 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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



LambornHill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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