

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Wyke Court Gillingham

Guide Price
£240,000

A charming two bedroom end of terrace cottage, situated in a pretty and private cul-de-sac of similar cottages just a ten minute walk from Gillingham town centre. Wyke Court is a wonderfully quiet and secluded setting, yet within easy reach of all the town has to offer, including shops, supermarkets, cafés, pubs and schooling for all ages, with a mainline railway station providing direct services to London Waterloo and the West Country.

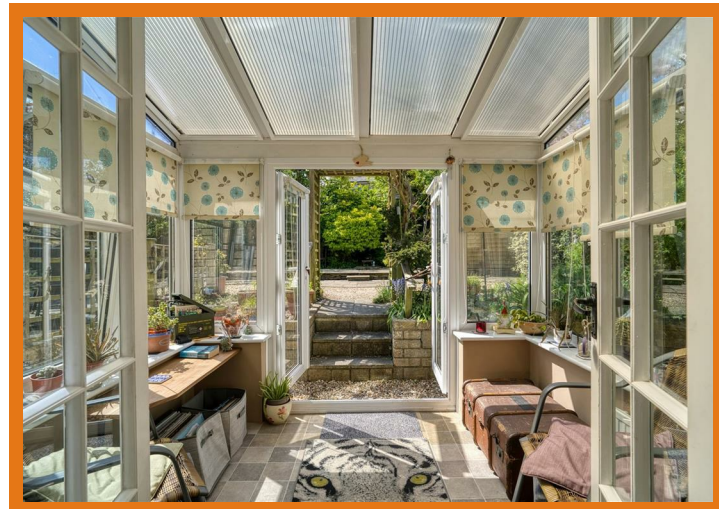
The accommodation is arranged across two floors, with a generous sitting and dining room with open fire, a kitchen and a conservatory on the ground floor. To the first floor, two well proportioned bedrooms are found, served by the family bathroom. The property has been decorated throughout by the current owners and is presented in good order.

Sitting on a corner plot, the property enjoys a large and enclosed south facing garden, low maintenance and well arranged with a patio seating area, gravel, mature shrubs and planting, a cabin and a shed. Two car parking spaces can be found a short distance from the front door.

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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		84	67
EU Directive		2002/91/EC	



The Property

Inside

Ground Floor

A front porch leads into the sitting and dining room, a generous and comfortable reception space with an open fire creating a warm and inviting focal point, with the conservatory leading off and enjoying a pleasant outlook over the garden. The kitchen is fitted with traditional units, a built-in oven and hob and space for further appliances, with a door leading out to the rear.

First Floor

Stairs rise to the landing where two well proportioned bedrooms are found, both benefiting from fitted storage cupboards and served by the family bathroom.

Outside

Garden

Sitting on a corner plot, the property enjoys a large and enclosed south

facing garden, low maintenance and attractively arranged with a patio seating area, gravel, mature shrubs and well established planting. A cabin and shed are also found within the garden, providing useful additional space.

Parking

Two car parking spaces can be found along a short path from the front door.

Useful Information

Energy Efficiency Rating D

Council Tax Band D

Mains Drainage

Gas Fired Central Heating

Upvc Double Glazing

Freehold

Vendors will need to find onward purchase

Location and Directions

Gillingham is a well regarded Dorset town, offering a wide range of everyday amenities including

supermarkets, independent shops, schools and leisure facilities. The town benefits from a mainline railway station, providing direct services to London Waterloo, making it an excellent choice for commuters. Well positioned for road links, Gillingham offers easy access to the A303, connecting to the South West and London, as well as nearby towns such as Shaftesbury and Sherborne. Surrounded by attractive countryside, it offers a balance of convenience and access to rural walks.

Postcode SP8 4SQ

What3words

///nurses.disengage.atomic

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