



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.



Queen Street
Gillingham

Asking Price
£165,000

A beautifully presented and well maintained one bedroom semi-detached cottage, situated within walking distance of Gillingham town centre whilst enjoying a good degree of privacy.

Having been lovingly maintained throughout the current ownership, the property is presented to a high standard and is ready to move straight into. There is a lovely flow throughout, with the accommodation arranged on a single floor comprising a good sized sitting room, a traditional kitchen with a door leading out to the courtyard garden, a generous double bedroom with en-suite shower room and a further cloakroom. Despite its compact size, the property makes excellent use of its space and would suit a wide range of buyers.

Outside, the property benefits from a charming enclosed courtyard garden enjoying a westerly aspect, laid with gravel for ease of maintenance, providing a lovely spot for outdoor seating. On street parking is available.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk

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	



The Property

Inside

The front door leads into a front porch, with a cloakroom and a door leading off to the sitting room. The sitting room is a good size and enjoys a double aspect, making it a bright and welcoming space, decorated to a high standard throughout. The kitchen is traditional in style, fitted with wood floor and eye-level cupboards with wood effect laminate worksurfaces, a built-in hob and oven and a dishwasher, with a door leading directly out to the courtyard garden.

The main bedroom is a generous double with its own en-suite shower room, a peaceful and well proportioned space.

Outside

The courtyard garden enjoys a westerly aspect and is fully enclosed, with a sunny spot and

space for outdoor seating. Laid with gravel for ease of maintenance, a gate leads out to a pathway beyond.

Parking

On street parking is available.

Useful Information

Energy Efficiency Rating TBC
Council Tax Band A
Gas Fired Central Heating
Mains Drainage
Timber Framed Windows
Freehold

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 4DZ

What3words
///compiled.version.rules

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.