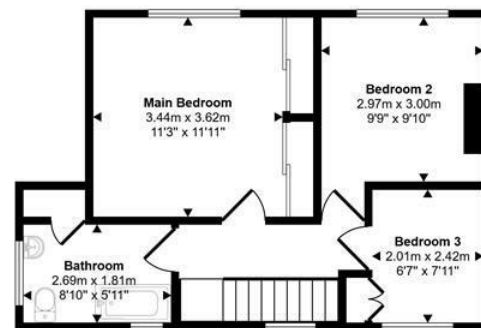


Ground Floor
Approx 125 sq m / 1341 sq ft



First Floor
Approx 43 sq m / 460 sq ft

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.



Shaftesbury Road
Gillingham

Guide Price
£350,000

A beautifully presented and extensively improved three bedroom semi detached home set within easy walking distance of Gillingham town centre, mainline railway station and schooling for all ages. This is a home that has been transformed by its current owners and an early viewing is strongly recommended to fully appreciate everything on offer.

Lovingly renovated over eight years, the property has been comprehensively updated throughout and is presented in exceptional order. A new kitchen, bathroom, rewire, full replastering, new carpets, replacement windows, a woodburner and full loft insulation with boarded sections have all been carried out during their ownership. The accommodation comprises a generous sitting room diner, a conservatory, a galley kitchen, a study, a ground floor WC and a large utility room which has been added and could equally serve as an annexe, additional reception room or extended kitchen space. Upstairs three bedrooms are served by a family bathroom.

Outside, a larger than average south facing wrap around garden is enclosed and enjoys good privacy, with a lawn, garden cabin with power, a greenhouse and a vegetable patch. A substantial garage with storage above and driveway parking complete the plot.

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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	EU Directive	2002/91/EC	



The Property

Inside

Ground Floor

A porch leads into a welcoming entrance hall with stairs rising to the first floor. The sitting room is a particularly impressive and generous reception space featuring a woodburner as its focal point, with room for a dining table making it a sociable and versatile everyday living space. A conservatory leads off from the sitting room, creating a pleasant additional reception space with views over the garden. A study is also found on the ground floor, a well proportioned and versatile room equally suited as a home office or additional reception space.

The kitchen has been recently refitted with wood units and laminate worktops, creating a well considered galley style space with room for appliances throughout. The utility room is a particularly impressive and practical space, converted from part of the original garage and offering a generous amount of room for laundry appliances and storage. With its own separate access,

it presents excellent potential as an annexe or self contained space if required. A ground floor WC completes the accommodation at this level.

First Floor

Stairs rise to the first floor landing where three bedrooms are found, the main bedroom being a well proportioned double with built in wardrobe storage. Bedroom two is also a good sized double and all three rooms are served by a recently replaced family bathroom.

Outside

Garden

A larger than average south facing wrap around garden is enclosed and enjoys a good degree of privacy. Laid mainly to lawn, it is a generous and well maintained outdoor space with a garden cabin with power and lighting, a greenhouse and a vegetable patch within the plot.

Parking

A substantial garage with boarded storage above and a driveway offering ample off road parking are situated to the side of the property.

Useful Information

Energy Efficiency Rating C
Council Tax Band C
Mains Drainage
Upvc Double Glazing
Gas Fired Central Heating
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 4LA

What3words ///budgeted.mission.glides

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.