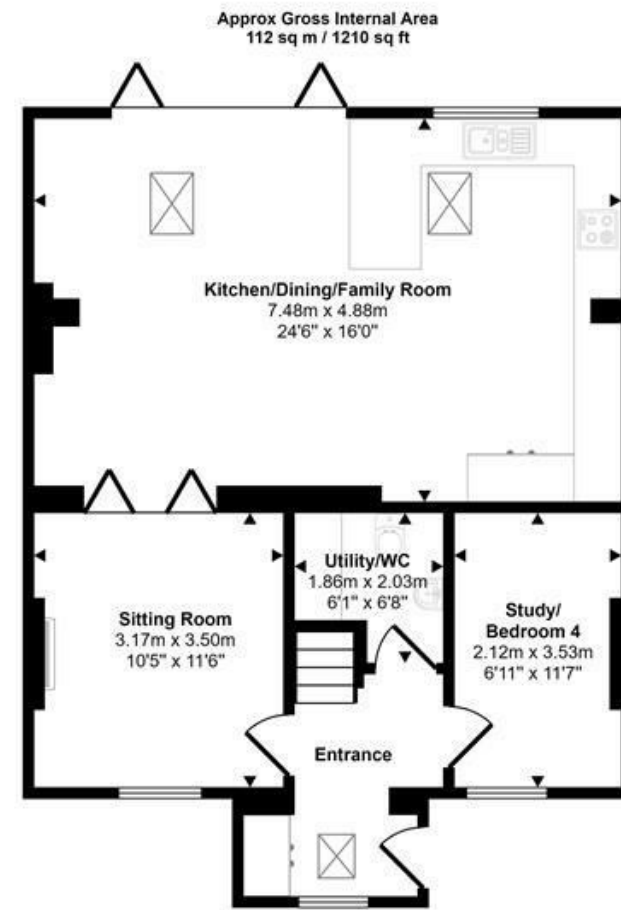
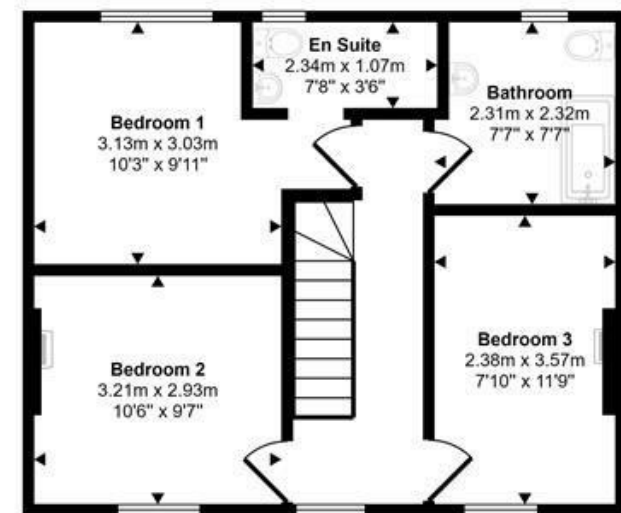




Ground Floor
Approx 67 sq m / 722 sq ft



First Floor
Approx 45 sq m / 489 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.

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High Street
Gillingham
Dorset
SP8 4AA

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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	



Shaftesbury Road Gillingham

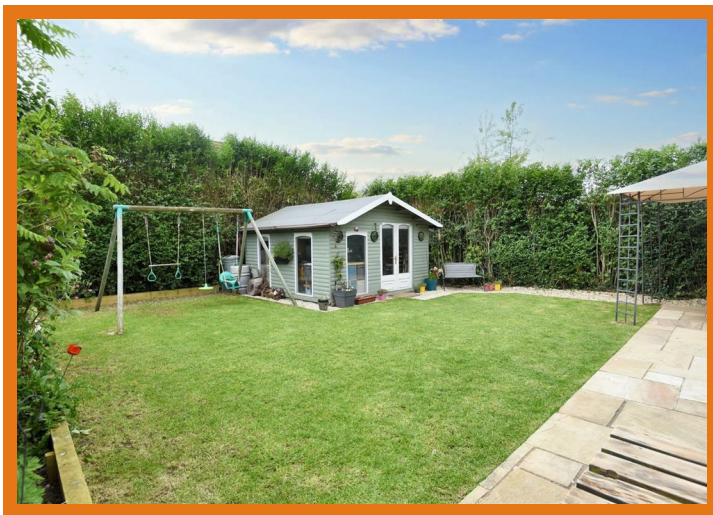
Guide Price
£350,000

A fantastic opportunity to purchase a handsome double fronted Edwardian family home, offering great adaptability with three double bedrooms, off road parking for two vehicles and ideally located close to the town centre and within easy reach of the mainline train station. The town offers an excellent range of facilities with independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues.

The property was built in 1910 and has been a much loved and enjoyed family home to our sellers for the last five years. During this time it has been exceedingly well maintained and improved. The wow factor rear extension provides an open plan space that is ideal for modern living, with more than enough space for family and friends to gather - where long term memories will be made - and the contemporary kitchen - from Howdens - is a chef's dream with plenty of soft closing units and a generous amount of oak work surfaces. The recently installed wood burner creates a cosy atmosphere and brings together old world charm and modern times. The adaptable accommodation allows for versatility - whether you prefer three/four bedrooms or two/three reception rooms, this property can cater to any changing needs. The windows to the front are sash style, in keeping with the property's origins and there are two original fireplaces in the front bedrooms.

Outside, the garden offers a tranquil outdoor retreat with a sunny and private aspect and for those who work from home or desire a creative space, the cabin in the garden provides the perfect setting for productivity and inspiration.

Don't miss out on the opportunity to own this wonderful Edwardian home with a perfect blend of classic features and modern amenities. Contact us today to arrange a viewing and make this property your next home.



The Property

Accommodation

Inside

Ground Floor

The property is approached from the drive via double wrought iron gates that open to the frontage and the front door. This opens into a spacious entrance with space for boots, shoes and coats and has stairs rising to the first floor, door to the fourth bedroom (could also be a further reception room). There is also access to the combined utility and cloakroom and door into the sitting room. This, enjoys a sash window to the front and fireplace with wood burner and a granite hearth. Double doors open into a fabulous open plan space with room for a large dining table and chairs, seating area and designated kitchen space. Tri-folding doors open to the paved terrace. The kitchen area is fitted with a range of stylish, contemporary, soft closing handleless kitchen units consisting of floor cupboards, separate drawer unit with deep pan drawers and pull out cutlery tray and eye level cupboards with counter lighting beneath. There is a generous amount of solid oak work surfaces with matching upstand and a ceramic sink and drainer with an aerator swan neck mixer tap. There

is an integrated fridge/freezer, separate freezer and dishwasher plus built in electric oven and combination oven/microwave and induction hob with extractor hood above.

First Floor

Stairs rise to a bright and roomy landing with window to the front and access to the part boarded loft space with a pull down ladder. There is also the family bathroom, which is fitted with a modern suite consisting of pedestal wash hand basin, low level WC with dual flush facility and 'P' shaped bath with mixer tap and shower attachment. All three bedrooms are double sized with bedrooms two and three having sash windows to the front and original fireplaces, whilst the main bedroom overlooks the rear garden and has an en-suite shower room.

Outside

Parking

To the side of the house there is a gravelled drive with space to park one vehicle and double gates open to further parking and the rear garden.

Garden

There is room at the front of the house for bin storage. The rear garden has an Indian

Sandstone paved sun terrace with the remaining garden being laid to lawn. The garden enjoys a southerly aspect and is fully enclosed by a mature hedge that provides excellent privacy. There is also a large timber cabin (3.51 m x 3.56 m/11'6" x 11'8") which has light and power and is ideally as a work from home space.

Useful Information

Energy Efficiency Rating C
Council Tax Band C
Gas Fired Central Heating
uPVC Double Glazing
Mains Drainage
Freehold

Directions

From the Gillingham Town

Leave the High Street heading towards Shaftesbury. The property will be found just after the second set of lights on the right hand side. For viewings turn left or right at the lights and park in Rookery Close on the left or in Hine Close on the right. Postcode SP8 4LL

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.