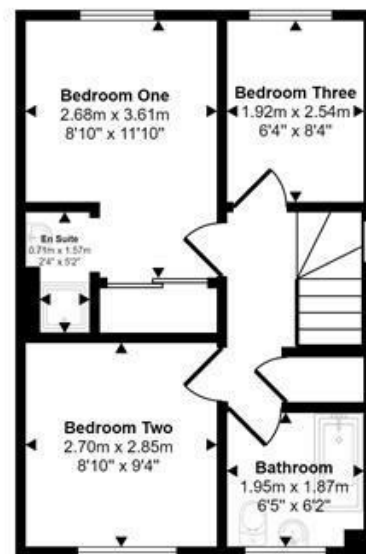




Ground Floor  
Approx 48 sq m / 513 sq ft



First Floor  
Approx 35 sq m / 379 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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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



## Campion Close Wyke

Guide Price  
£259,000

A great opportunity to purchase this well maintained modern end of terrace home, offering three good sized bedrooms, including a main bedroom with en-suite facilities, and situated in the favoured Wyke area of Gillingham. The property is within easy reach of the town centre, mainline railway station and everyday amenities, as well as being close to some lovely river and countryside walks, making it ideal for those seeking both convenience and lifestyle.

The property benefits from uPVC double glazing, gas fired central heating and a wood burner, together with a newly updated kitchen that is less than a year old. The accommodation is arranged over two floors and offers an easy to use layout perfectly suited to modern living. On the ground floor there is an entrance hall with cloakroom, comfortable sitting room and a spacious kitchen/dining room opening into the conservatory. Upstairs there are three well proportioned bedrooms and a family bathroom, with the main bedroom also enjoying the advantage of an en-suite shower room.

Outside, the property boasts a rear garden with lawn and sun terrace, together with a garage and parking space. This lovely home would make an excellent first time buy, family home, downsizer or investment purchase and an early viewing is strongly recommended to fully appreciate all that it has to offer.



## The Property

### Inside

#### Ground Floor

Upon entering the property there is a good sized sitting room with doors leading to the downstairs WC and sitting room, as well as stairs rising to the first floor. The sitting room is spacious and offers a cosy wood burner. The kitchen is well equipped with a good amount of eye and floor level cupboards, there is also a good amount of work top space. There is an electric oven and hob with an extractor fan, as well as space for the dining table and fridge freezer. There is a good sized conservatory with doors leading out to the garden.

#### First Floor

Stairs rise to the first floor with doors to the three bedrooms and family bathroom. There are two good sized doubles and a single. The master bedroom has a shower and pedestal style wash hand

basin. The family bathroom has a bath, pedestal style wash hand basin and a low level WC.

### Outside

#### Garage and Parking

The garage can be accessed through the side access in front of the property. There is a parking space in front of the garage, as well as around the cul de sac.

#### Garden

There is a front garden which is laid to lawn with a paved path down to the front door. The rear garden enjoys a sunny and private aspect and is mostly laid to lawn with a sun terrace. There is also a side access gate.

### Useful Information

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

### 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 4UG

What3words ///item.blacken.plants

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.