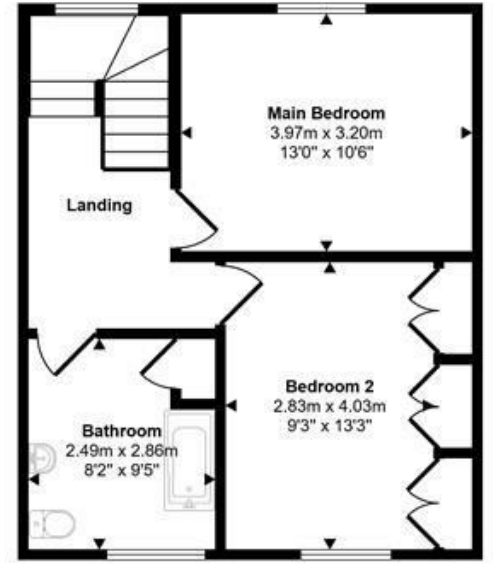


Ground Floor
Approx 54 sq m / 579 sq ft



First Floor
Approx 44 sq m / 472 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.



Newbury
Gillingham

Guide Price
£260,000

A great opportunity to purchase an appealing semi detached stone cottage with two double bedrooms, enjoying a tucked away position just off the high street. Ideally located within walking distance of the town centre, mainline railway station serving London Waterloo and the West Country, as well as beautiful country and riverside walks, the property offers both convenience and lifestyle.

Believed to date back to the Victorian era, the cottage has been well maintained and improved by the current owners, including fresh decoration, new carpets and updates to parts of the bathroom. The bright and spacious accommodation benefits from high ceilings, a generous landing space ideal for a study area, a modern fitted kitchen, uPVC double glazing, gas fired central heating and off road parking for two cars.

A particular feature of the property is the private and low maintenance courtyard style rear garden, offering a peaceful space to relax or entertain. This charming home would suit a variety of buyers, from first time purchasers to downsizers or investors, and a viewing is highly recommended to fully appreciate all that it has to offer.

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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	56	82



The Property

Inside

Ground Floor

Comprises a welcoming entrance hall with stairs rising to the first floor and doors leading to the main living areas. There is a spacious sitting room enjoying plenty of natural light and featuring an attractive fireplace, creating a warm and comfortable living space. The modern shaker style kitchen/dining room is well fitted with a range of units, integrated appliances and ample work surface space, making it ideal for both everyday living and entertaining. The kitchen also provides access to a useful utility room and a downstairs cloakroom.

First Floor

Two generously sized double bedrooms, both benefiting from the cottage's lovely high ceilings and bright feel. Bedroom two offers built in wardrobes/storage. There is also a family bathroom and a spacious

galleried landing, which enhances the feeling of openness and could easily lend itself to a study or reading area.

Outside

To the front of the cottage there is a slabbed area providing parking for two cars. A covered passageway to the side leads to useful storage and opens into the private, low maintenance courtyard garden. The rear garden is fully enclosed, paved for easy upkeep and enjoys a high degree of privacy.

Parking

To the front of the property there are two paved parking spaces.

Useful Information

Energy Efficiency Rating D
Council Tax Band C
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold
Vendors need to find an 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 4QJ

What3words
///relished.turntable.trend

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.