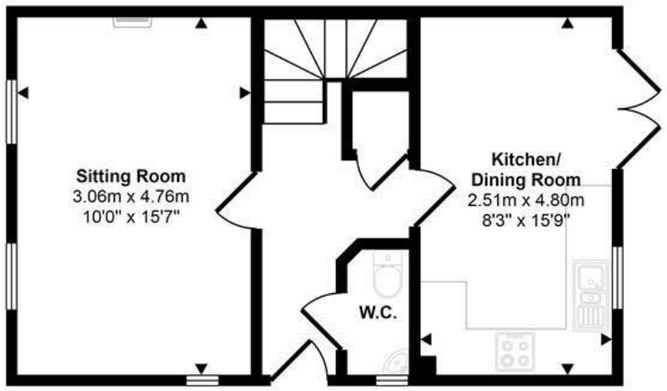
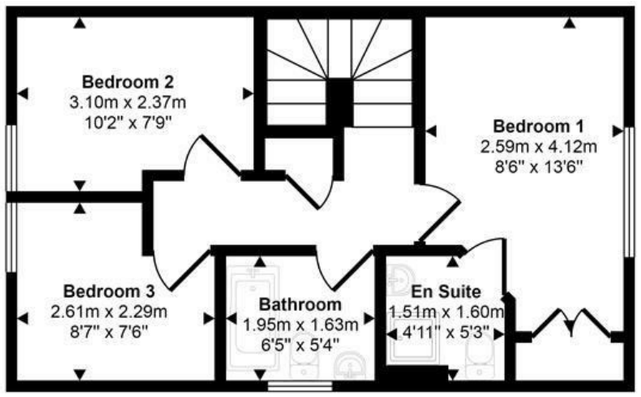
Approx Gross Internal Area
75 sq m / 811 sq ft



Ground Floor
Approx 37 sq m / 402 sq ft



First Floor
Approx 38 sq m / 409 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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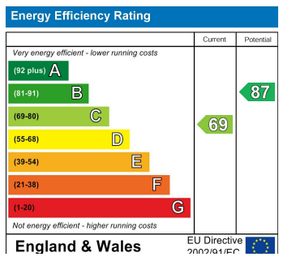

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Marlott Road
Gillingham

Guide Price
£235,000

Welcoming End-of-Terrace Family Home – No Onward Chain

Full of charm and potential, this red-brick end-of-terrace house with its pretty patterned gable end is ready to become the perfect first family home. Offered with no onward chain, it's an inviting space with room to grow – and plenty of scope to make it your own.

Step inside to find three bedrooms – a bright main double bedroom with fitted wardrobes and its own en-suite, a smaller double bedroom, and a comfortable single ideal for a child, guest, or even a home office. At the heart of the home, the kitchen and dining area is made for family meals and weekend baking sessions, with double doors leading straight out to the garden for easy summer dining. The spacious, light-filled sitting room with its feature fireplace is the perfect place to curl up for movie nights or cosy evenings together, while a handy downstairs cloakroom keeps family life running smoothly.

Outside, the enclosed rear garden is a safe space for little ones to play or for you to get creative with planting and design. A back gate opens onto a path leading to the garage and parking, keeping the front of the house neat and peaceful.

In a friendly, well-connected neighbourhood, you'll be within walking distance of a primary school, a play area for after-school adventures, and beautiful country and riverside walks for weekend exploring. The town centre is just a short trip away for shops, cafés, and essentials.

This is more than just a house – it's the start of your family's next chapter. With no onward chain and plenty of scope to personalise, you can move straight in and make it truly yours.

The Property

Accommodation

Inside
Ground Floor
The front door opens into a good sized welcoming entrance hall with stairs rising to the first floor and doors leading off to the sitting room, kitchen/dining room and the cloakroom, which is fitted with a corner wall mounted wash hand basin and a WC. The hall floor is laid in a wood style finish that continues into the kitchen/dining room. The generously sized sitting room enjoys a double aspect with a window to the front and two windows to the side. The feature fireplace adds a focal point to the room.

The combined kitchen and dining room has double doors leading out to the garden and a window with an outlook over the garden. It is fitted with a range of wood effect floor cupboards with drawers and eye level cupboards. You will find a good amount work surfaces with a tiled splash back and a one and a half bowl sink and drainer with a mixer tap. The electric oven is built in with a gas hob and extractor hood above. There is space for a fridge/freezer and plumbing for a dishwasher and washing machine. One of the eye level cupboards houses the gas boiler.

First Floor
Stairs rise and curve up to the landing where there is the airing cupboard housing the hot water cylinder, access to the loft space and doors leading off to the bedrooms and bathroom. The bathroom is fitted with a WC, pedestal wash hand basin and a bath with mixer tap and telephone style shower attachment. For practicality and appearance, the floor is laid in a wood effect vinyl. There are three bedrooms – a main double bedroom with built-in wardrobes and an en-suite shower room, a smaller double, and a single bedroom.

Outside
Garden
At the front of the house there is a lawn that is partly enclosed by a stone wall with pillars and capped with metal railings. The rear garden is a blank canvas - currently laid to lawn and enclosed in part by a curving brick wall and timber fencing. A gate opens to a rear path that leads to the garage and parking space.

Useful Information

Energy Efficiency Rating C
Council Tax Band C
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold
No Onward Chain

Location and Directions

Gillingham is a vibrant market town in North Dorset, offering a wonderful blend of rural charm and modern convenience. Surrounded by rolling countryside yet well-connected by a mainline railway station with direct services to London Waterloo, it's an increasingly popular choice for families and commuters alike. The town features a good range of everyday amenities, local shops, doctors and leisure facilities and excellent schooling for all ages.
Postcode - SP8 5FA
What3words - ///afraid.rooster.bouncing

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