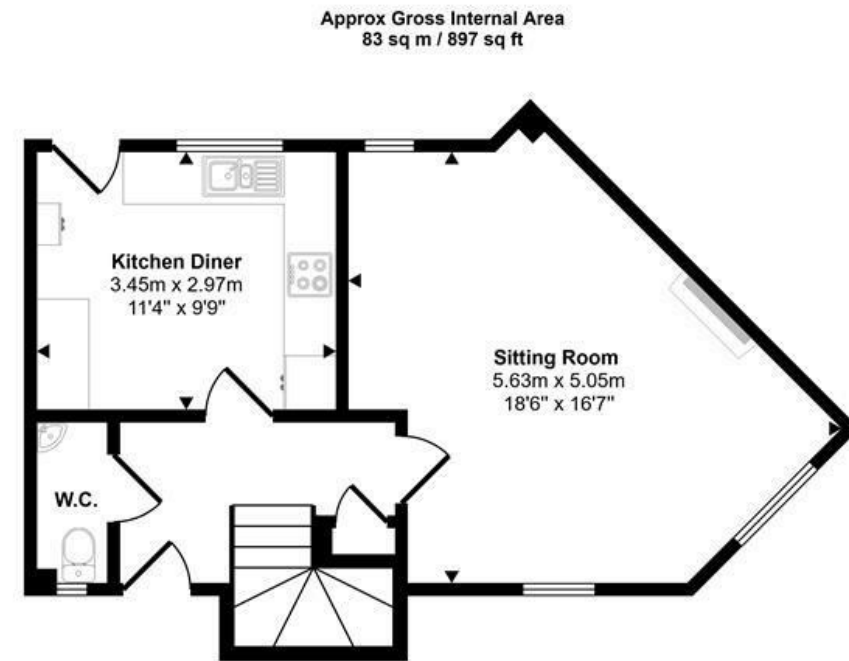
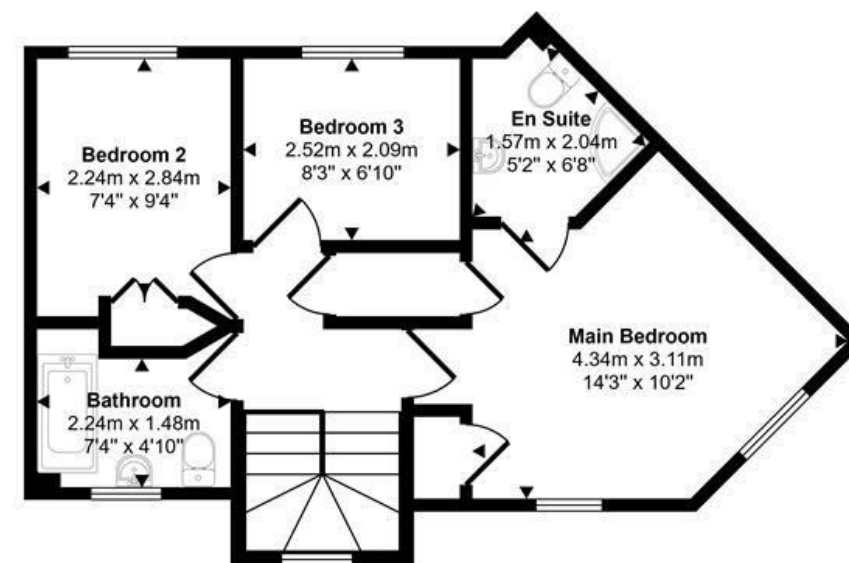




Ground Floor
Approx 41 sq m / 446 sq ft



First Floor
Approx 42 sq m / 452 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.



Marlott Road
Gillingham

Asking Price
£260,000

A well-positioned three bedroom semi-detached home, quietly situated on the edge of Gillingham yet within comfortable walking distance of the town centre, doctors' surgery and everyday amenities. Having been in the same ownership for 16 years, the property has been clearly well maintained and cared for, offering a home that feels both established and welcoming.

The accommodation is thoughtfully arranged over two floors and provides well-balanced, practical living space suited to a variety of buyers. The ground floor includes a generous dual aspect sitting room, creating a naturally bright and comfortable main reception area, alongside a kitchen/diner that connects easily with the garden. Upstairs, there are three bedrooms, including a main bedroom with en suite shower room, while the remaining bedrooms are served by a family bathroom.

The overall layout offers flexibility for families, those working from home, or buyers looking to downsize without compromising on space. The proportions are comfortable and easy to furnish, with a sensible flow between rooms that works well for everyday life.

Outside, the property benefits from an enclosed, low-maintenance rear garden enjoying a north-westerly aspect, with a private pergola seating area providing a sheltered spot to sit and unwind. A garage and parking add further practicality, enhancing the appeal of this conveniently located home.

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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	73	78
EU Directive 2002/91/EC		



Accommodation

Inside

The entrance hall sets the tone for a well-maintained and comfortable home, with a useful ground floor cloakroom positioned conveniently off the hallway.

The sitting room is a particularly generous space, benefitting from dual aspect windows which draw in excellent natural light. Well proportioned and easy to furnish, it provides ample space for both relaxation and entertaining, with an attractive fireplace forming a natural focal point.

To the rear, the kitchen/diner is fitted in a traditional wood-effect style with laminate worktops and a gas-fired hob. A window overlooks the garden and a door provides direct access outside, making it practical for everyday use. There is space for a dining table, creating a sociable area for family meals and

gatherings.

Upstairs, there are three bedrooms. The main bedroom enjoys the benefit of an en suite shower room, while the remaining bedrooms are served by a family bathroom. The layout offers flexibility for families, guests or those wishing to work from home.

Outside

The property enjoys a pleasant edge of town position with enclosed frontage and pathway leading to the entrance.

The rear garden is north-westerly facing, enclosed and designed for ease of maintenance. A patio area provides space for outdoor seating, while a pergola creates a particularly private spot to enjoy the afternoon and evening sun. A gate leads through to the garage and parking area.

The garage provides secure parking or useful additional storage.

Useful Information

Gas-fired central heating
Mains drainage
uPVC double glazing
EPC Rating: C
Council Tax Band: C
Freehold

Offer for sale with 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 5FR
What3words -
///rucksack.disband.elevated

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.