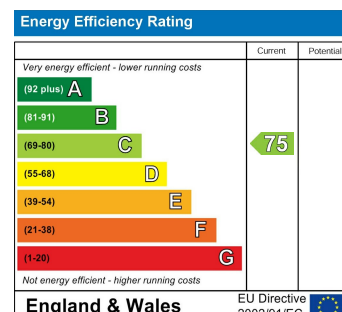


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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## King John Road Gillingham

Offers In Excess Of  
£275,000

This modern four-bedroom townhouse offers a wealth of accommodation, ideal for growing families or those in need of flexible living space. This home offers huge potential to make your own, with the opportunity to update throughout. The front of the property enjoys views over Lodden Meadows and the heritage site of the former Kings Court Palace. The property is also within walking distance of the mainline train station, schooling for all ages and the town centre where there is a selection of independent shops and chain stores, doctor and dentist surgeries plus a range of entertainment venues.

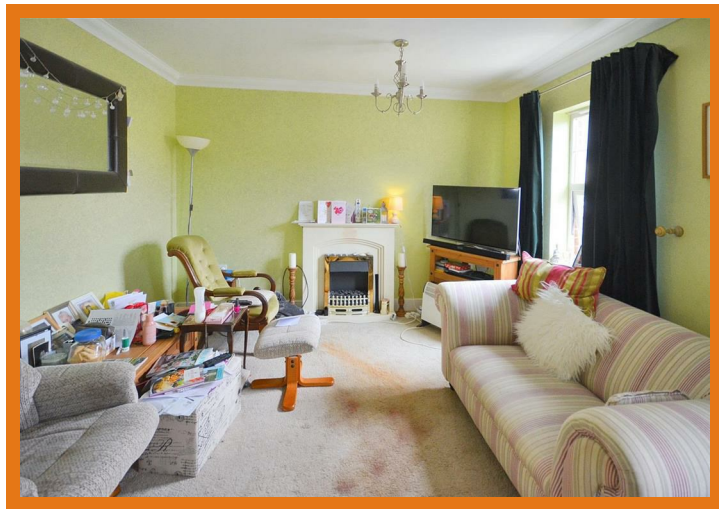
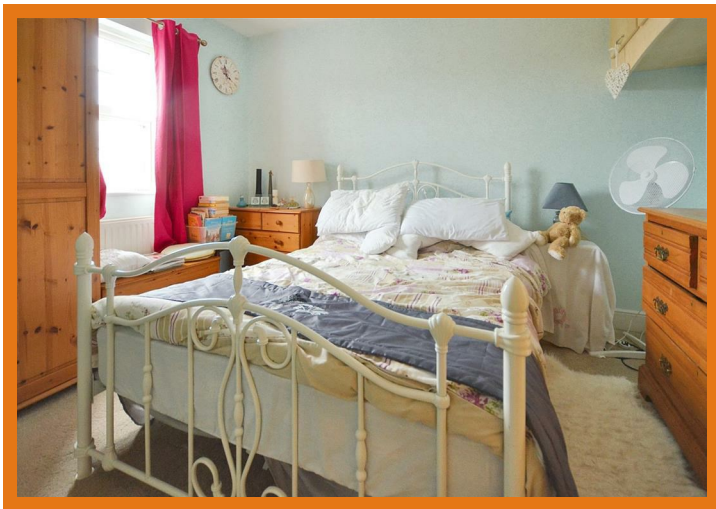
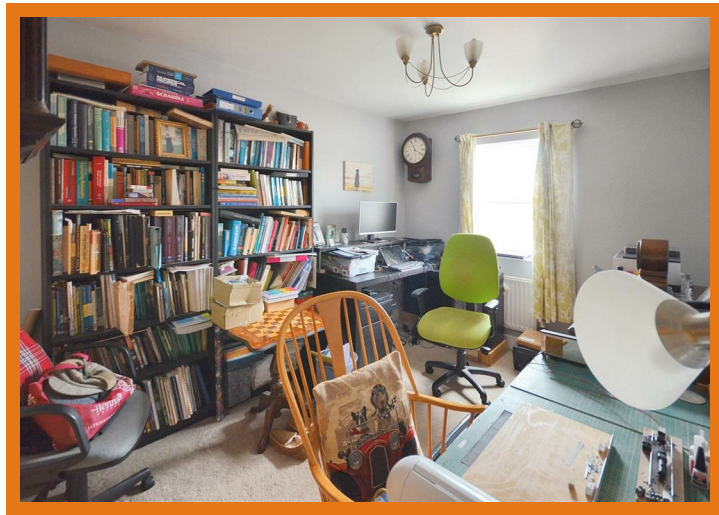
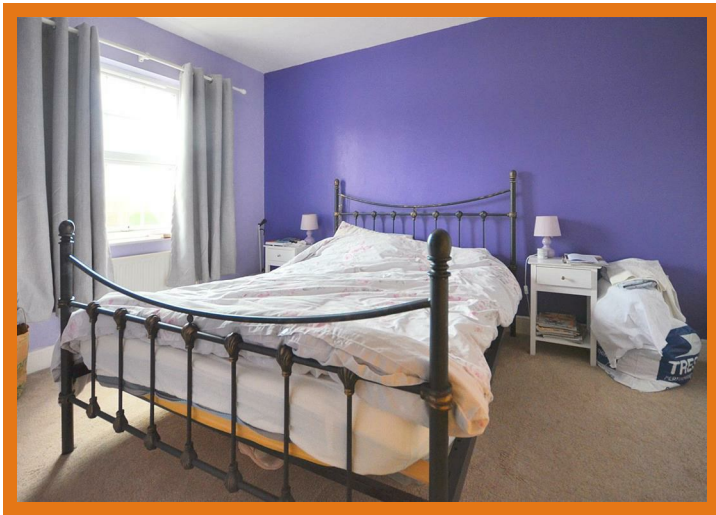
Inside, you'll find a generously sized dining room, which could also serve as a home office, perfect for remote working or entertaining. The well-equipped kitchen diner is a real highlight, providing ample space for family meals and social gatherings.

The first floor hosts a comfortable sitting room, complete with a Juliette balcony that floods the space with natural light. The principal bedroom benefits from a en-suite with a shower, pedestal style wash hand basin and a low level WC.

On the second floor, you'll find three further bedrooms: two spacious doubles and a single, ideal for children, guests, or as a study. A family bathroom on this floor adds convenience for the whole household.

Externally, the property offers allocated parking at the front, with an easy-to-maintain garden and a garage for additional storage or parking.





## The Property

### Accommodation

#### Inside

##### Ground Floor

Upon entering the property there is an entrance hall with doors to the dining room, kitchen and WC, as well as stairs rising to the first floor. There is a spacious reception room which offers flexible accommodation as a downstairs bedroom, office or dining room. The kitchen diner is generously sized with a good amount of eye and floor level storage, as well as a good amount of work top space. Additionally, there is the added bonus of the rangemaster. For added convenience there is a utility room with space and plumbing for white goods, as well as a pantry.

##### First Floor

Stairs rise to the first floor with doors to the sitting room and principle bedroom. The sitting room

is bright and spacious with a Juliette balcony. The principal bedroom is a good sized double with an ensuite which has a shower, pedestal style wash hand basin and low level WC.

##### Second Floor

Stairs rise to the second floor with doors to three more bedrooms and family bathroom. There are two good sized doubles and a generous sized single. The family bathroom offers a bath with an overhead shower, pedestal style wash hand basin and a low level WC.

#### Outside

##### Garage and Parking

There is a garage which can be accessed via the up and over door or via the garden through the side access. There is allocated parking to the front of the property and in front of the garage, as well as around the cul de sac.

##### Garden

There is a manageable garden

which has a sun terrace, perfect for outside dining or entertaining. The rest of the garden is laid with stone and offers the opportunity to update.

#### Useful Information

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

#### Directions

##### From Gillingham Office

Leave the office heading towards Shaftesbury. At the second set of lights turn left into King John Road where the property will be found a short distance on the right hand side.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.