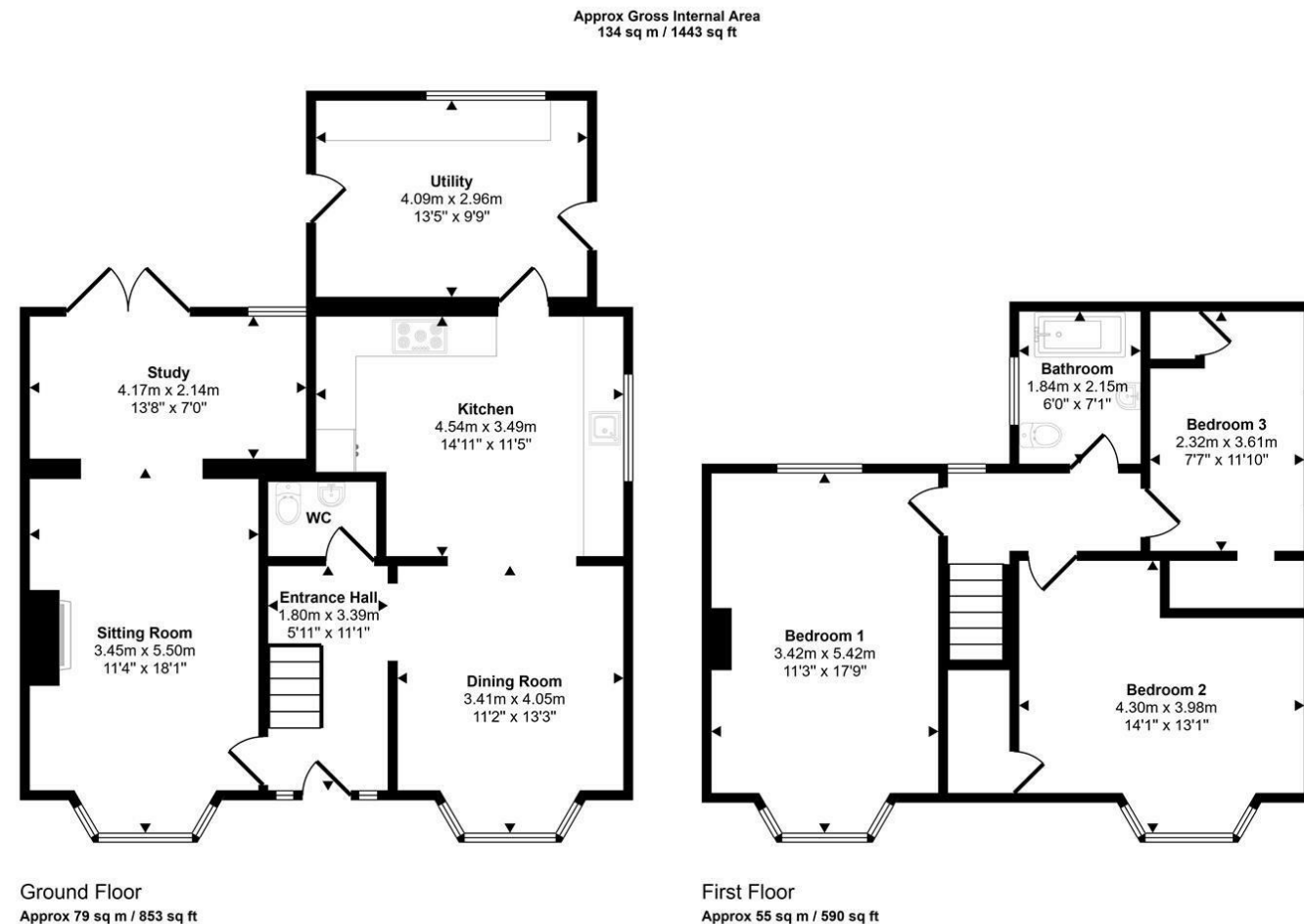




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



Shaftesbury Road Gillingham

Asking Price
£335,000

A great opportunity to purchase this three bedroom, detached family home, situated in Gillingham Dorset. The property is 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. We believe that the property dates to the 1930 and our the current owners have lived there for the past six years.

Inside, the property benefits from three spacious reception rooms, offering flexible accommodation. There is a generously sized kitchen with a utility room for additional convenience. There is also a downstairs WC. Upstairs, there are three good sized bedrooms. Bedrooms one and two are good sized doubles and bedroom three works well as an additional bedroom, office space or hobby room. The family bathroom is well equipped with a bath, pedestal style wash hand basin and a WC.

Outside the property benefits from a sunny aspect manageable garden that is mostly laid to lawn with some mature flowers and shrubs surrounding the boarder. There is a large driveway with plenty of parking, as well as a large double garage with power.

This home offers both practicality and potential. An early viewing is strongly urged to avoid missing out on the chance to be the next owner.

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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	



The Property

Accommodation

Inside

Ground Floor

Upon entering the property there is a spacious entrance hall with doors leading to the sitting room, kitchen and WC. The sitting room is a good size and benefits from a fire place. The sitting room seamlessly flows into the garden room which has patio doors out to the garden. There is a spacious kitchen which is well equipped with plenty of eye and floor level storage, as well as a gas fired hob, oven and a extractor fan. For added convenience there is a useful utility with space and plumbing for white goods. There is also a downstairs WC.

First Floor

Stairs rise to the landing with doors to the three bedrooms and family bathroom. Bedroom one and two are good sized doubles and

bedroom three would work well as an additional bedroom, office or hobby room. The family bathroom is well equipped with a bath, pedestal style wash hand basin and a low level WC.

Outside

Parking and Garage

There is a Large driveway which offers plenty of parking, as well as a spacious double garage with power.

Garden

The rear garden is a good manageable size and enjoys a sunny aspect. There is a sun terrace and the rest is mostly laid to lawn with mature flowers and shrubs surrounding the borders.

Useful Information

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

Directions

From the Gillingham Office

Leave the office heading towards Shaftesbury. The property will be found on the right hand side at the second set of lights on the corner of Hine Close.

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.