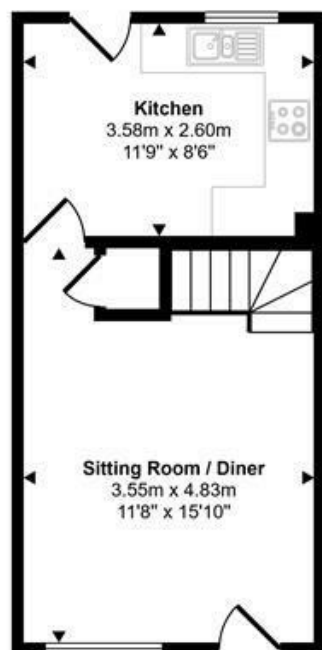
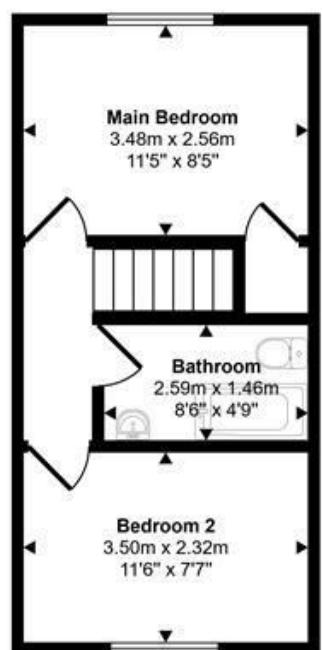




Approx Gross Internal Area  
53 sq m / 575 sq ft



Ground Floor  
Approx 27 sq m / 290 sq ft



First Floor  
Approx 26 sq m / 284 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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High Street  
Gillingham  
Dorset  
SP8 4AA

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gillingham@mortonnew.co.uk  
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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	

# Morton • New

selling and letting properties



Cloverfields  
Gillingham

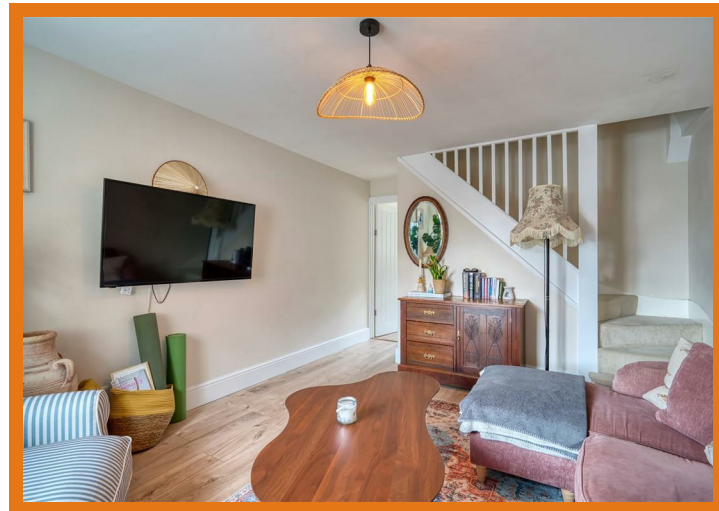
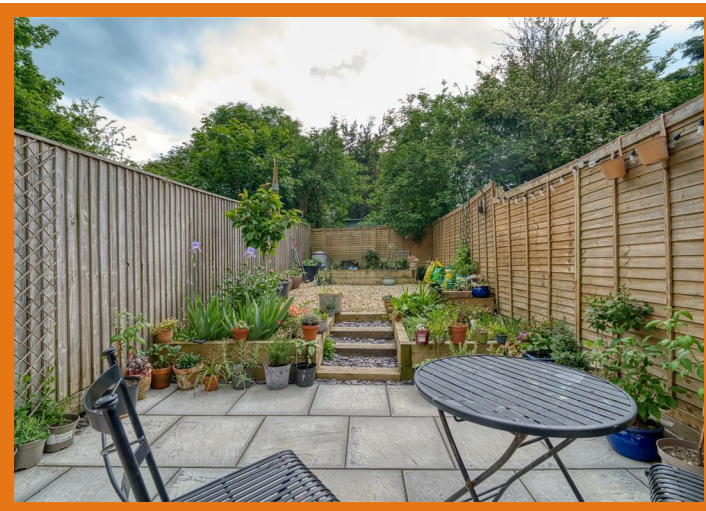
Asking Price  
£205,000

A well presented two bedroom mid terrace house set within a quiet cul de sac on the edge of Gillingham, Dorset's most northerly town nestled within the Blackmore Vale. Well served for everyday needs, the town offers a good range of supermarkets, independent shops, cafes, a leisure centre, a well regarded secondary school and a mainline railway station with direct services to London Waterloo and Exeter. Shaftesbury is around five miles to the east whilst the A303 is within easy reach, offering good onward road connections across the South West.

Thoughtfully improved by the current owners over nine years, the accommodation extends to approximately 575 square feet across two floors. On the ground floor a generous sitting room diner sits alongside a kitchen with a door to the garden. Upstairs two bedrooms are served by a family bathroom. During their ownership a number of improvements have been carried out including new flooring, a new bathroom, freshly painted kitchen units and a new gas heating system with radiators throughout.

Outside, a beautifully presented south facing rear garden enjoys excellent privacy and is not overlooked. Allocated parking spaces are available in a nearby block.

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## The Property

### Inside

#### Ground Floor

Entering through the front door, the sitting room diner is a well proportioned and versatile space with natural light coming in well from both the front and rear of the property.

The kitchen has recently been refreshed with newly painted units and laminate worktops, creating a practical and well considered space. A door leads directly out to the rear garden.

#### First Floor

Stairs rise to the first floor landing where two bedrooms are found, both a good size. A well appointed bathroom serves the two rooms and has been replaced by the current owners.

### Outside

#### Garden

A south facing rear garden has been attractively landscaped by the current owners and enjoys excellent privacy, with no overlooking from neighbouring properties. A paved patio seating area sits adjacent to the house, stepping up to a gravel bed with raised planters and well established planting throughout, creating an appealing and easy to maintain outdoor space.

#### Parking

Allocated parking spaces are situated in a nearby block.

#### Useful Information

Energy Efficiency Rating C  
Council Tax Band B  
Gas Fired Central Heating  
Mains Drainage  
Upvc Double Glazing  
Leasehold  
Vendors will need to find 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 4UP

What3words  
///lower.famed.hairstyle

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