

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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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	



Hine Close Gillingham

Asking Price
£225,000

Located in a peaceful residential cul-de-sac, this three-bedroom home combines the convenience of town living with a quiet, community feel. Well-proportioned and thoughtfully arranged over two floors, it offers plenty of scope to personalise and create a home that reflects your own style.

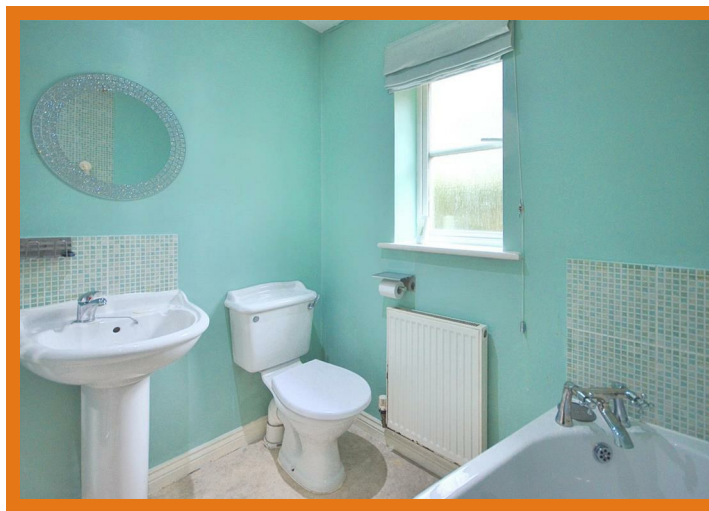
The ground floor features a storm porch leading into the entrance hall, which opens to a spacious sitting room filled with natural light. Double doors connect to the open-plan kitchen and dining area - a social space that could be easily refreshed to enhance its full potential. A convenient downstairs WC completes the layout.

Upstairs, you'll find two generous double bedrooms, a versatile third bedroom, and a family bathroom fitted with a bath and overhead thermostatic shower. With a little cosmetic updating, these spaces could be transformed into a stylish and comfortable modern home.

Outside, the enclosed rear garden provides a private and low-maintenance retreat, currently laid with gravel and bordered by flower beds. A small patio area offers the perfect spot for a morning coffee, and a rear gate gives direct access to the single garage and allocated parking space.

Ideally situated within easy reach of Gillingham's town centre, schools, and amenities, this home offers the perfect mix of comfort, convenience, and scope to add value. Gillingham railway station provides direct services to London Waterloo and Exeter, ensuring great connectivity while maintaining a relaxed Dorset lifestyle.

Whether you're a first-time buyer, an investor, or someone looking for a project, this property offers an exciting chance to create a home tailored to your own vision.



The Property

Accommodation

Inside

From the storm porch, the front door opens into the entrance hall laid with wood-effect flooring. To the left, a cloakroom features vinyl-effect flooring, a WC, and a hand wash pedestal basin. The wood flooring continues into the spacious sitting room, a bright and comfortable space enjoying natural light from the front window. Multi-paned double doors open through to the kitchen and dining area, creating a smooth flow between the living spaces.

The kitchen and dining area feature tiled flooring and are fitted with a modern range of wall and base units, offering ample work surface space with tiled splashbacks. The design includes a stainless steel one-and-a-half bowl sink with drainer, a built-in gas hob with cooker hood above, and an electric oven below. The kitchen includes a dishwasher and has plumbing for a washing machine, along with space for a fridge/freezer. Additional storage is provided by a generous under-stairs cupboard and overhead kitchen units. Double uPVC glazed French doors fill the room with natural light and open directly

onto the rear garden, creating an effortless connection between indoor and outdoor living.

The first floor is accessed by the stair case located in the entrance hall. Stairs lead up to the landing, where there are doors leading to the bathroom, two double bedrooms and a third single bedroom or study. There is an airing cupboard housing the combi boiler and loft access on the landing. The bathroom consists of a pedestal hand wash basin, with a tiled splash back, low level WC, heated towel rail and a bath with electric shower.

Outside Garden

The rear garden is accessed via double French doors from the kitchen and provides a private, low-maintenance outdoor space. It is attractively arranged with gravel areas and established flower beds bordering the fencing. A rear gate provides convenient access to the garage and allocated parking. The garden also benefits from an outdoor tap and electric port, adding both practicality and appeal.

Garage

With parking for two cars, this single garage is fitted with an up and over door,

electric and lighting, and with overhead storage area.

Useful Information

Energy Efficiency Rating - tba
Council Tax Band - C
uPVC Double Glazing
Gas Fired Central Heating
Combination Boiler
Freehold
Mains Drainage

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 4GN
What3Words -
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