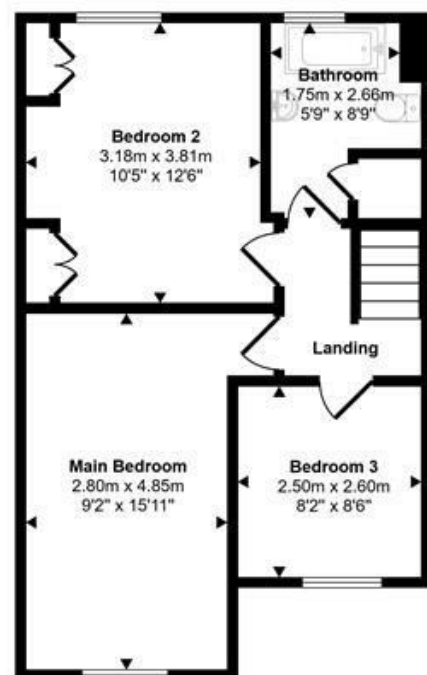




Ground Floor  
Approx 43 sq m / 461 sq ft



First Floor  
Approx 45 sq m / 480 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.



Cloverfields  
Gillingham

Guide Price  
£240,000

A well presented three bedroom mid terrace house situated within a quiet cul de sac in Gillingham, within walking distance of local green spaces, amenities and some wonderful countryside walks.

Having been a much loved family home for the last twenty seven years, the property benefits from a converted garage which now forms a dining room, along with a useful downstairs WC, both added around four to five years ago. The ground floor also offers a generous sitting room with an electric fireplace and double doors leading out to the garden, together with a bright kitchen overlooking the front of the property. On the first floor there are three bedrooms, two of which are generous doubles, with bedroom two benefitting from built-in storage, together with a family bathroom.

Outside, there is a low maintenance garden enjoying a sunny aspect and a good degree of privacy, together with two parking spaces to the front of the property. A viewing is highly recommended to fully appreciate everything this lovely home has to offer.

Restways  
High Street  
Gillingham  
Dorset  
SP8 4AA

t. 01747 824 547  
gillingham@mortonnew.co.uk  
www.mortonnew.co.uk

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		



## The Property

### Inside

#### Ground Floor

The front door opens into the entrance hall, with doors leading off to all ground floor rooms. A generous sitting room features an electric fireplace and double doors leading out to the rear garden. Formerly the garage, the dining room provides a versatile additional reception space and leads through to the downstairs WC. Overlooking the front of the property, the kitchen is bright and fitted with a range of wood shaker-style floor and eye-level cupboards with laminate worksurfaces, a built-in oven and hob and space for a washing machine.

#### First Floor

The landing gives access to all three bedrooms and the family bathroom. The principal bedroom is a particularly generous double, with bedroom two also a double

benefitting from built-in storage. Bedroom three is a further well proportioned room. The family bathroom serves all three bedrooms.

### Outside

#### Garden

The rear garden enjoys an easterly aspect and is enclosed with a good degree of privacy, laid mainly to gravel for ease of maintenance with a patio area leading from the sitting room, enjoying a lovely sunny spot.

#### Parking

Two parking spaces are available to the front of the property.

### Useful Information

Energy Efficiency Rating D

Council Tax Band C

Mains Drainage

Upvc Double Glazing

Freehold

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

///mystified.reveal.slanting

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.