

Floorplan

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	



Oake Woods Gillingham

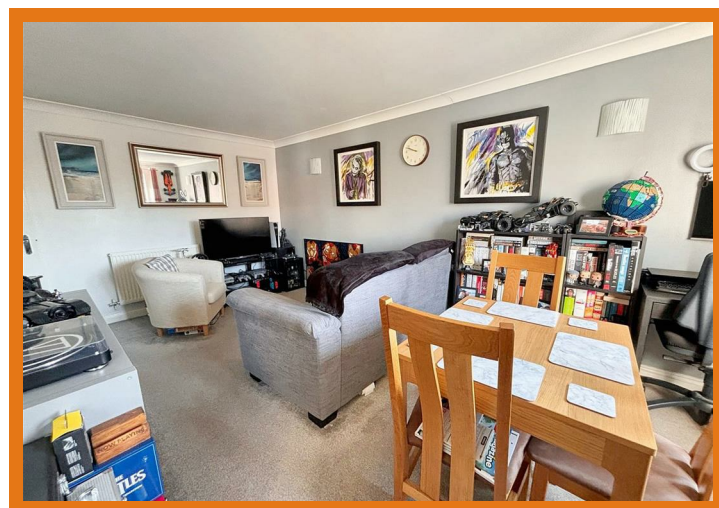
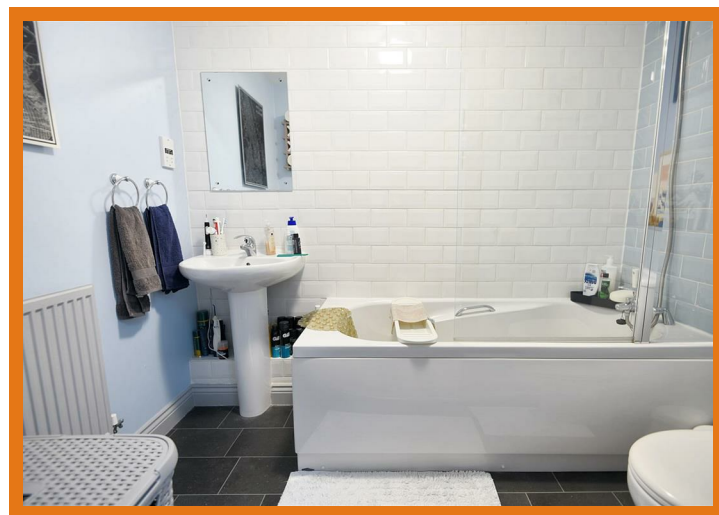
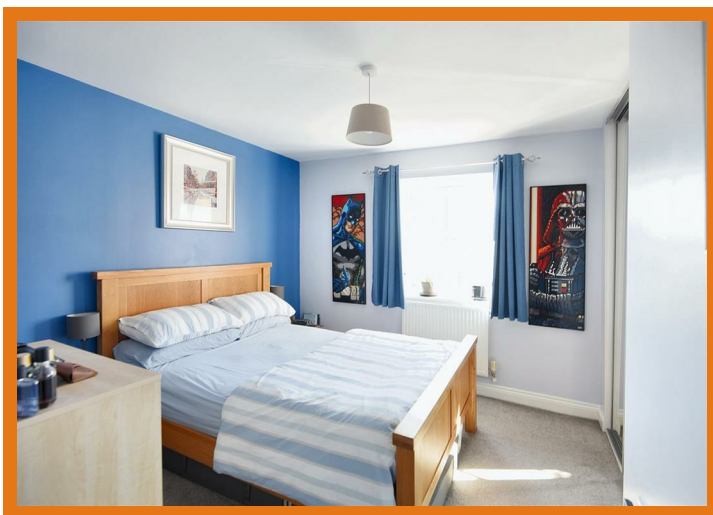
Offers In Excess Of
£150,000

Nestled in a quiet and sought-after location, this delightful one-bedroom coach house is presented to a high standard throughout and offers an ideal blend of modern living and comfort. The property is south-facing, ensuring an abundance of natural light floods the interior, creating a bright and welcoming atmosphere. The property is situated within easy reach of the town centre where there is a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. Close by is the mainline train station serving London Waterloo and Exeter St. David's and there are some wonderful country and riverside walks on the doorstep.

There is a generously sized sitting/dining room, which provides a flexible space perfect for both relaxing and entertaining guests. The room boasts plenty of space for a dining table and comfortable seating, making it an ideal setting for everyday living. The kitchen is well-equipped and thoughtfully designed, offering ample counter space, storage, and modern appliances. The bedroom is a good size, with enough space for a double or king sized bed and additional storage options. The bathroom benefits from a bath and an overhead shower, providing both convenience and a relaxing space for a soak.

One of the standout features of this coach house is its allocated parking space, offering ease and security when it comes to parking.

Whether you're a first-time buyer, or looking to downsize, this well-maintained property offers the perfect balance of space, privacy, and modern convenience.



The Property

Accommodation

Inside

Upon entering the property there is a convenient entrance hall with stairs rising to the first floor. The apartment offers a spacious living room, which enjoys a sunny aspect from the large windows and is big enough for a dining table. The kitchen is well equipped with plenty of eye and floor level storage, as well as work top space. There is a gas fired hob, oven and a extractor fan, along with space and plumbing for white goods.

The bedroom is a generously sized double and conveniently has built in wardrobe storage. The family bathroom offers a bath with an overhead shower, pedestal style wash hand basin and a low level WC. There are also two good sized storage cupboards located on the landing, one of which house the boiler.

Outside

Parking

There is a convenient allocated parking space situated next to the property.

Useful Information

Energy Efficiency Rating C
Council Tax Band A
UPVC Double Glazing
Gas Fired Central Heating
Meadfleat Management company
estate charge - £91 August and April
Freehold
Mains Drainage

Directions

From the Gillingham Office

Proceed right from the office heading up the High Street. Turn right into Station Road. At the traffic lights go straight over towards the train station. Turn right into Oake Woods. Just a short distance down there will be a cul de sac on your right. The property will be found on your right at the bottom of the cul de sac. SP8 4QS

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.