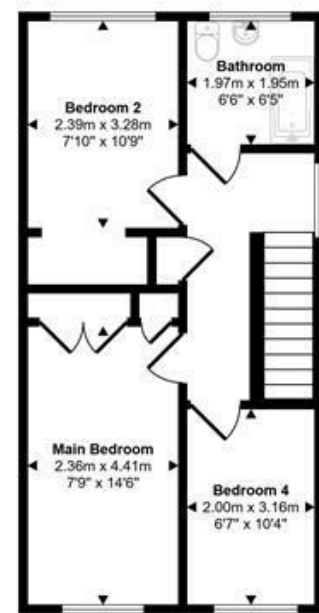


Ground Floor
Approx 65 sq m / 702 sq ft



First Floor
Approx 42 sq m / 451 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.



The Meadows Gillingham

Guide Price
£265,000

A well presented and recently updated four bedroom semi-detached home, situated in a popular residential area of Gillingham within easy walking distance of the town centre and its good range of everyday amenities. Gillingham is a thriving Dorset market town with shops, supermarkets, cafés, pubs and schooling for all ages, with a mainline railway station also on the doorstep providing direct services to London Waterloo and the West Country.

Thoroughly updated and improved throughout, the accommodation extends to approximately 1,153 square feet across two floors, with a generous sitting room, a modern kitchen with breakfast bar, a conservatory and a bedroom converted from the former garage with a useful storage room behind. To the first floor, three further bedrooms are found, the principal benefiting from built-in storage, all served by the family bathroom. The property has been updated to a high standard and is ready to move straight into.

Outside, an enclosed southerly facing rear garden enjoys a good level of privacy, with a patio seating area and lawn. Off road parking for up to three vehicles is available to the front of the property.

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High Street
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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		71	84
	EU Directive		



The Property

Inside

Ground Floor

A front porch opens into the entrance hall, giving access to the principal rooms. The sitting room is a generous and comfortable reception space enjoying a good degree of natural light. The kitchen has been fitted to a high standard with gloss units, compact laminate worktops, a breakfast bar and a full range of integrated appliances including an oven, microwave, dishwasher, fridge freezer and gas hob, with a water softener also housed in the useful storage room to the rear. The conservatory enjoys a pleasant outlook over the rear garden. A bedroom converted from the former garage completes the ground floor accommodation, providing a flexible additional space.

First Floor

Stairs rise to the landing where three well proportioned bedrooms

are found. The principal bedroom benefits from built-in storage, with all three bedrooms served by the family bathroom.

Outside

Garden

An enclosed rear garden enjoying a southerly aspect, with a patio seating area and lawn beyond.

Parking

Off road parking is available to the front of the property for up to three cars.

Useful Information

Energy Efficiency Rating C
Council Tax Band C
Mains Drainage
Gas Fired Central Heating
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 4SP

What3words
///phantom.accompany.figure

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.