



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.



Breach Close
Gillingham

Asking Price
£280,000

A spacious three bedroom semi-detached Airey Waites house, situated within a quiet cul-de-sac location in the village of Bourton, backing onto open fields and enjoying a good degree of privacy. This property is available to cash buyers only. The property offers flexible and well proportioned accommodation, along with excellent potential for multi-generational living or additional income.

The home has been improved by the current owners in recent years, including the installation of a modern kitchen, updated flooring and the addition of 18 wholly owned solar panels, which are approximately three years old and contribute to the property's energy efficiency. The overall layout provides a versatile living environment, well suited to a range of buyers.

A particular feature of the property is the annexe potential, offering the possibility of generating an income of approximately £850 per calendar month, with its own private garden space and independent feel. This adds a valuable and adaptable element to the property, whether for extended family or rental purposes.

The property occupies a pleasant position backing onto privately owned fields, which are not permitted for development, providing reassurance of the outlook and an attractive semi-rural feel.

Please note the property is of non-standard construction (Airey Waites) and is therefore suitable for cash buyers only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	95
(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	



The Property

Accommodation

Inside

The accommodation is arranged over two floors and offers a flexible and practical layout. An entrance hallway provides access to the principal ground floor rooms.

The main sitting/dining room is a comfortable and well proportioned space, benefiting from good natural light and providing an ideal setting for everyday living. In addition, there is a spacious sitting room to the rear, offering a versatile reception area that could be used for entertaining, dining or as an additional family space.

The kitchen has been updated with a modern Wren kitchen, fitted with high-gloss units and laminate worktops, creating a contemporary and functional space. There is provision for freestanding appliances, and the layout works well for day-to-day use.

Also on the ground floor is a shower room and an additional room which lends itself well to use as part of the annexe or as a further bedroom or study, depending on

individual requirements.

On the first floor, there are three bedrooms, all of which offer comfortable accommodation, with two of the rooms benefiting from built-in storage. A family bathroom serves this level.

Outside

To the front of the property there is ample off-road parking.

The rear garden enjoys a good degree of privacy and backs directly onto open fields, providing a pleasant outlook and a sense of space. The garden is mainly laid to lawn and offers a suitable area for outdoor seating, recreation or further landscaping if desired.

A particularly attractive feature is the separate garden area serving the annexe, allowing for a degree of independence and making it well suited for dual occupancy or rental use.

Useful Information

- Energy Efficiency Rating B
- Council Tax Band A
- Electric Heating (Three years old)
- Mains Drainage
- Wholly Owned Solar Panels

- Alluminium Double Glazing
- Freehold
- Vendors are able to break the chain
- Non Standard Construction; Cash Buyers Only

Location and Directions

Bourton is a popular village situated close to the Dorset/Somerset border, offering a range of local amenities including a village shop, public house and primary school. The nearby town of Gillingham provides a wider range of facilities including supermarkets, schooling and a mainline railway station with direct services to London Waterloo.

The property is positioned in a quiet residential cul-de-sac, while also benefiting from immediate access to surrounding countryside, making it ideal for those who enjoy walking and outdoor pursuits.

Postcode SP8 5BB

What3words
 ///exonerate.marbles.income///

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