



Total area: approx. 117.9 sq. metres (1269.1 sq. feet)

Unit 2 The Centre
High Street
Gillingham
Dorset
SP8 4AB

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85	74
(81-91)	B	74	65
(69-80)	C	65	57
(55-68)	D	57	49
(39-54)	E	49	41
(21-38)	F	41	33
(1-20)	G	33	25
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	



Palace Road
Gillingham

*** MUST VIEW PROPERTY *** 1269.1 sq.foot *** FAMILY HOME *** LARGE KITCHEN FAMILY ROOM *** FOUR BEDROOMS *** EN-SUITE *** GARAGE ***

In brief, the ground floor accommodation consists of entrance hall, open plan dining, kitchen and family room and a cloakroom. On the first floor there is the sitting room with Juliette balcony and master bedroom with en-suite shower room. On the second floor there are three good sized bedrooms and the main bathroom. Outside there is an easy to maintain garden and a good sized garage with light and power.

Energy Efficiency Rating C - Council Tax Band D

Guide Price
£265,000



ACCOMMODATION

Ground Floor

Entrance Hall

Part glazed front door opens into the hall. Ceiling lights. Smoke detector. Coved. Central heating thermostat. Radiator with cover. Power points. Laminate flooring with inset coir matting by the front door. Stairs rising to the first floor and doors to the cloakroom and to the:-

Kitchen/Dining/Family Room

7.92m x 4.93m" (26' x 16'2")
Maximum measurements - L shaped room. Windows to the front and overlooking the rear garden. French doors opening to the rear garden. Recessed ceiling and ceiling lights. Two radiators. Power and television points. Deep under stairs storage cupboard with shelves and light. Fitted with a range of modern Shaker style kitchen units consisting of floor cupboards, tray and chopping board space plus eye level cupboards with counter lighting under. Central island with breakfast area, floor cupboards and drawers. Good amount of wood effect work surfaces with matching upstand. One and half bowl ceramic sink with swan neck mixer tap. Cupboard housing the gas fired central heating boiler and fitted with shelves. Range style cooker. Integrated fridge/freezer, tumble dryer and dishwasher. Space and plumbing for a washing machine. Laminate flooring.

Cloakroom

Ceiling light. Extractor. Electrical consumer unit. Low level WC. Radiator. Corner pedestal wash hand basin with tiled splash back. Laminate flooring.

First Floor

Landing

Stairs rise and curve up to a galleried landing. Ceiling light. Coved. Radiator. Power points. Stairs rising to the second floor. Doors to the master bedroom and to the:-

Sitting Room

3.48m" x 4.95m" (11'5" x 16'3")
Window to the rear and Juliette balcony with outlook to the rear. Ceiling lights. Coved. Radiator. Power, telephone and television points.

Master Bedroom

3.71m" x 2.74m (12'2" x 9')
Measurement excludes the wardrobe and entrance to the en-suite. Window to the front aspect. Ceiling light. Radiator. Power and telephone. Two double built in wardrobes with hanging rail and shelf. Door to the:-

En-Suite Shower Room

Obscured glazed window with tiled sill to the front elevation. Recessed ceiling lights. Extractor fan. Part

tiled walls. Pedestal wash hand basin with mirror and shaver socket over. Radiator. Low level WC. Tiled shower cubicle. Vinyl flooring.

Second Floor

Landing

Stairs rise and return up to a galleried landing. Ceiling light. Access to the loft space. Smoke detector. Coved. Airing cupboard housing the hot water cylinder and fitted with slatted shelf. Doors to the main bathroom and three bedrooms.

Bedroom Two

3.56m" x 2.74m (11'8" x 9')
Measurements exclude the wardrobe - Window to the rear with partial views in the distance. Ceiling light. Radiator. Power and television points. Built in double wardrobe with hanging rail and shelf.

Bedroom Three

3.63m" x 2.62m" (11'11" x 8'7")
Window to the front aspect. Ceiling light. Radiator. Power and television points.

Bedroom Four

2.77m" x 2.11m" (9'1" x 6'11")
Window to the rear with partial views in the distance. Ceiling light. Radiator. Power and telephone points.

Bathroom

Obscured glazed window with tiled sill to the front elevation. Recessed ceiling lights. Extractor fan. Part tiled walls. Radiator. Suite consisting of pedestal wash hand basin with shelf and shaver socket over, low level WC and bath with mixer tap and shower attachment. Useful tiled shelf. Wood effect vinyl flooring.

Outside

Garage

5.46m" x 2.67m" (17'11" x 8'9")
The garage is located in a block close to the property. Roll up door (potential to be electric), ceiling lights and power points. Rafter storage.

Garden

The garden is of a manageable size with a paved seating area, shrub and flower beds and laid to 'as good as grass' lawn and outside power points. A gate opens to a path leading to the garage.

Directions

From the Gillingham Office

Leave the office heading towards Shaftesbury. At the second set of lights turn left into King John Road and continue forward bearing to the left where the property will be found on the right hand side.