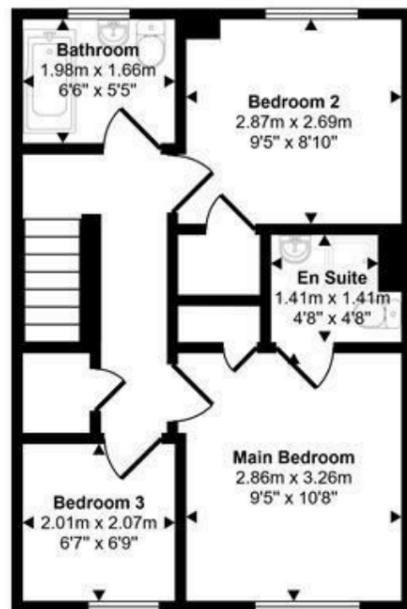


Ground Floor  
Approx 39 sq m / 415 sq ft

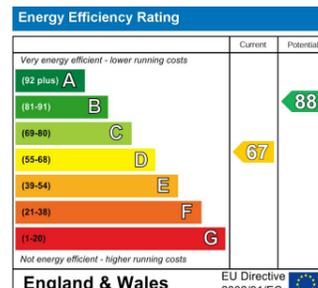


First Floor  
Approx 38 sq m / 414 sq ft

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.

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# Morton • New

selling and letting properties



Marlott Road  
Gillingham

Asking Price  
£280,000

Situated on the edge of Gillingham, this well presented three bedroom link semi-detached home offers comfortable and well arranged accommodation together with a low maintenance garden and convenient access to local amenities. The property is located at the entrance to a modern residential development with countryside walks close by, whilst also being within easy reach of everyday facilities including doctors, dentists and a pharmacy.

The property has been improved by the current owners during their seven years of ownership and is presented in excellent decorative order throughout. Recent improvements include a brand new kitchen, new bathroom and en-suite, together with redecoration throughout and the creation of a new patio area within the garden.

The accommodation is well suited to modern living with a spacious kitchen/dining room opening directly onto the garden, a comfortable sitting room and three bedrooms on the first floor including a main bedroom with en-suite facilities. The property also benefits from useful storage throughout together with gas fired central heating and uPVC double glazing.

Outside, the enclosed garden provides an attractive and manageable outdoor space designed for ease of maintenance.



## The Property

### Accommodation

#### Inside

The property is entered through a front door into the entrance hall which provides access to the principal ground floor rooms together with the staircase rising to the first floor. A cloakroom with WC is also conveniently located on the ground floor.

The sitting room provides a comfortable reception space positioned to the front of the property with room for everyday living and relaxation.

To the rear of the property the kitchen/dining room has been recently refitted with a modern range of units with wood effect worktops and incorporates an integrated dishwasher together with a gas hob and eye level oven. The room offers space for a dining table and chairs creating a sociable area for both everyday meals and entertaining. Double doors lead into the garden allowing plenty of natural light into the room.

On the first floor the landing leads to three bedrooms and the family bathroom. The main bedroom benefits from built in wardrobe space together with an en-suite shower room. The remaining bedrooms are served by the family bathroom which has been recently updated and is fitted with a bath, wash hand basin and WC.

#### Outside

To the rear of the property the garden is enclosed and designed for ease of maintenance with a paved patio area providing space for outdoor seating and dining. The garden is predominantly paved creating a practical and manageable outdoor space with a useful bin storage shed.

The garden enjoys a good degree of privacy and provides a pleasant area to relax outdoors.

The garage is located in a block to the rear of the property with a parking space to the front of it. It is the second on in from the left hand side.

### Useful Information

Energy Efficiency Rating D  
Council Tax Band C  
Gas Fired Central Heating  
Mains Drainage  
Upvc Double Glazing  
Freehold  
Vendors will need to find onward purchase

### Location and Directions

Gillingham is a well served north Dorset town offering a good range of everyday amenities including supermarkets, independent shops, cafes, schooling and leisure facilities. The town also benefits from a mainline railway station providing direct services to London Waterloo.

The surrounding countryside offers a variety of walking routes and outdoor pursuits, whilst nearby towns such as Shaftesbury, Sherborne and Sturminster Newton provide a wider range of shopping, cultural and recreational facilities.

Postcode - SP8 4FR  
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