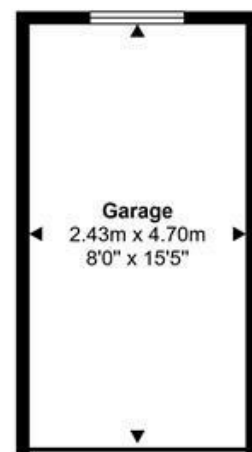


Floorplan  
Approx 54 sq m / 581 sq ft



Garage  
Approx 11 sq m / 123 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



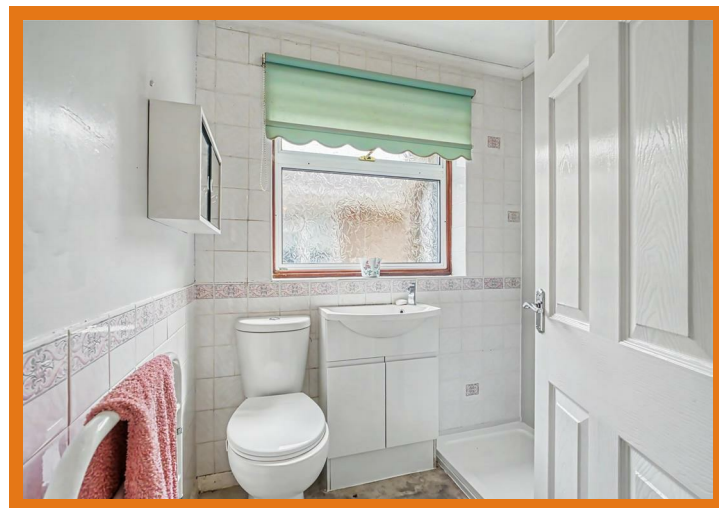
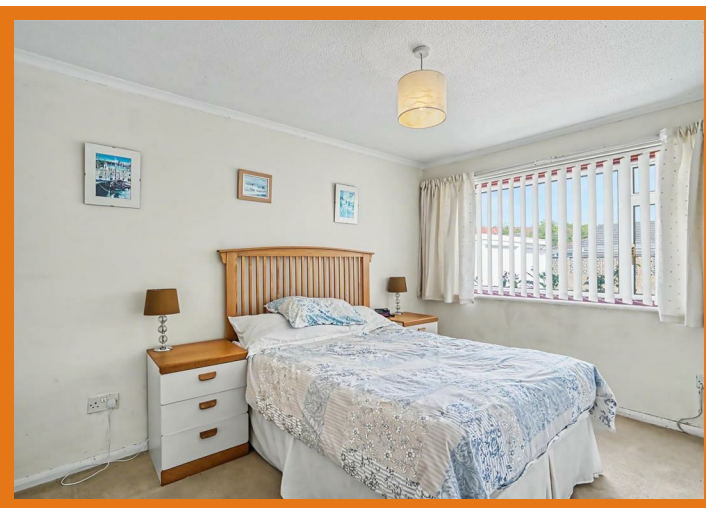
Avondale Gardens  
Gillingham

Asking Price  
£225,000

A two bedroom semi detached bungalow set within a quiet cul de sac in the popular Peacemarsh area of Gillingham, within easy reach of the town centre, local shops and bus routes. Gillingham sits within the Blackmore Vale and offers a good range of everyday amenities including supermarkets, independent shops, cafes, a leisure centre and a well regarded secondary school. North Dorset's only mainline railway station is close by with direct services to London Waterloo and Exeter, whilst the A303 is within easy reach for onward road connections.

Arranged across a single level, the accommodation comprises a sitting room with a feature fireplace, a kitchen, a shower room and two bedrooms. Offered with some scope to modernise, the property represents a good opportunity to create an attractive and practical home.

Outside, a fully enclosed westerly facing rear garden enjoys a good level of privacy with a lawn and paved seating area, alongside a lawned front garden. A garage and ample driveway parking complete the plot. Offered for sale with the benefit of no onward chain.



## The Property

### Inside

Entering through the front door into the entrance hall, the principal rooms lead off from here. The sitting room is a well proportioned reception space, featuring a fireplace as its focal point and sliding doors opening directly out to the rear garden.

The kitchen is fitted with shaker style units and laminate worktops, with scope to update and improve if desired. There is space for a cooker with a cooker hood above, a fridge freezer and plumbing for a washing machine, with a window looking out over the rear garden and a door leading through a porch to outside.

Two good sized bedrooms are found to the front of the property, both benefiting from fitted wardrobe space. A shower room completes the accommodation.

### Outside

**Garden**  
To the front, a lawned garden creates a pleasant approach to the property. The rear garden is fully enclosed and faces a westerly aspect, laid to lawn with a paved seating area and enjoying a good level of privacy.

### Parking

A garage and a generous driveway offering ample off road parking for multiple vehicles are situated to the front of the property.

### Useful Information

Energy Efficiency Rating E  
Council Tax Band B  
uPVC Double Glazing  
Electric Heating  
Mains Drainage  
Freehold  
No Onward Chain

### 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 4RW

What3words ///fruit.contexts.curls

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