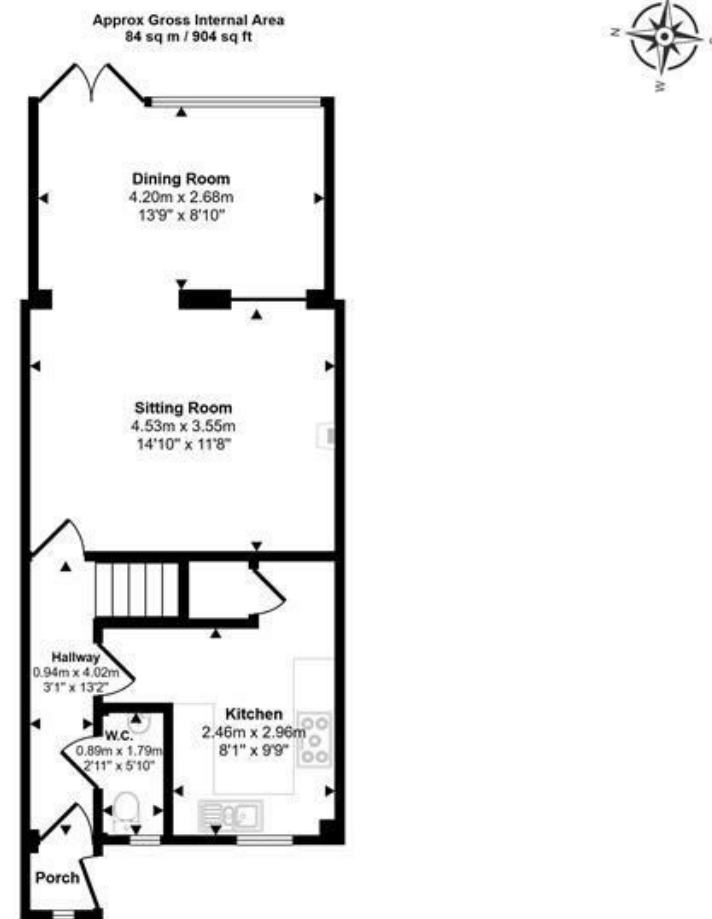
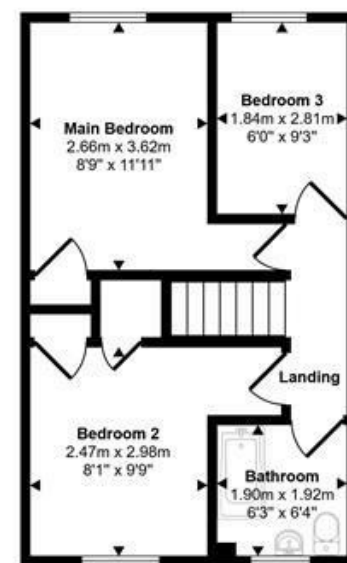




Ground Floor  
Approx 48 sq m / 519 sq ft

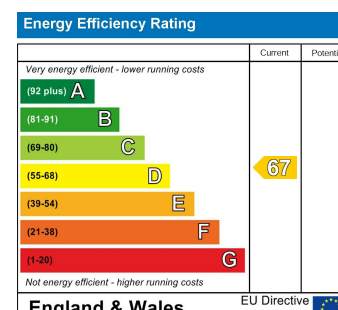


First Floor  
Approx 36 sq m / 384 sq ft

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.

Restways  
High Street  
Gillingham  
Dorset  
SP8 4AA

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



Horsefields  
Gillingham

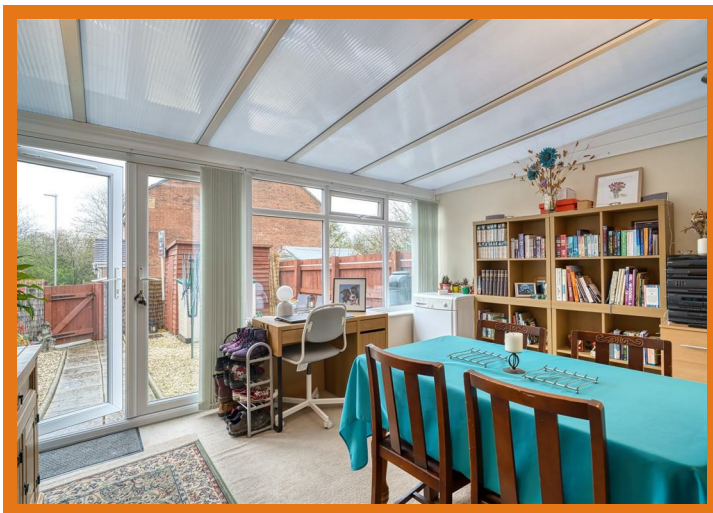
Offers In Excess Of  
£230,000

Tucked away in a popular residential cul-de-sac within easy reach of Gillingham's town centre, this well-presented end-terrace home offers a practical and comfortable layout, ideal for first-time buyers, downsizers or investors.

The property provides three bedrooms, tandem driveway parking for two cars and a fully enclosed, low-maintenance rear garden, with everyday amenities and countryside walks all close by.

The ground floor is arranged with ease of living in mind. A kitchen and cloakroom are positioned to the front, leading through to a sitting room with a gas fireplace, which in turn opens into a rear extension currently used as a dining area. This additional space enhances the overall layout and provides direct access to the garden, making it well suited to both day-to-day living and more relaxed entertaining.

Upstairs, three bedrooms are arranged off the landing, along with a family bathroom, creating a straightforward and well-balanced layout.



## The Property

### Inside

#### Ground Floor

A porch opens into the entrance hall, with access to the principal ground floor rooms and stairs rising to the first floor.

To the front, the kitchen is fitted with a range of units and work surfaces, with space and plumbing for appliances, along with a built-in oven, gas hob and extractor hood. An under-stairs cupboard provides useful additional storage.

Positioned to the rear, the sitting room offers a comfortable living space centred around a gas fireplace and opens through to the dining area within the extension, creating a natural and versatile flow with access out to the garden. A cloakroom/WC completes the ground floor accommodation.

#### First Floor

From the landing, there is access to three bedrooms along with a family

bathroom serving the accommodation.

### Outside

#### Gardens

To the front, there is a courtyard area with a useful storage shed. The rear garden is fully enclosed and arranged for ease of maintenance, being laid to patio and shingle, providing a private outdoor space suitable for seating and everyday use.

#### Parking

To the rear of the property, there is tandem driveway parking for two vehicles.

### 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 town offering a range of everyday amenities, including independent shops, supermarkets and schooling, along with a mainline railway station providing direct links to London Waterloo. Surrounded by attractive countryside, it offers a balance of convenience and access to rural walks.

Postcode SP8 4UQ

What3words ///dizzy.fires.losing

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.