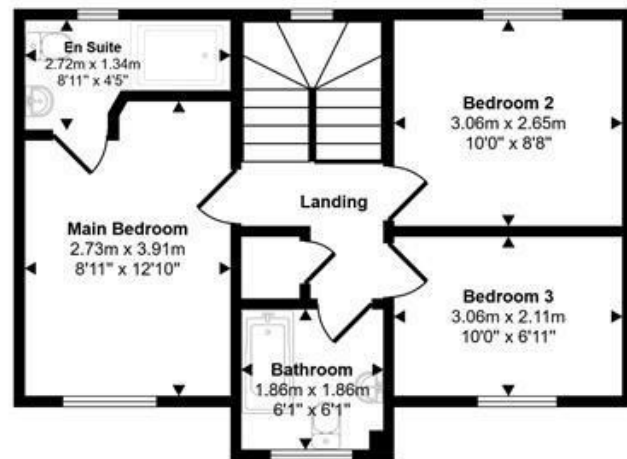
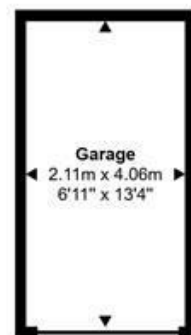


Ground Floor
Approx 39 sq m / 421 sq ft



First Floor
Approx 40 sq m / 433 sq ft



Garage
Approx 9 sq m / 92 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.



Wren Place Gillingham

Offers In Excess Of
£265,000

A smartly presented three bedroom semi-detached home, situated in a popular residential area of Gillingham within easy walking distance of the town centre and its good range of everyday amenities. Gillingham is a thriving Dorset market town with shops, supermarkets, cafés, pubs and schooling for all ages, with a mainline railway station also on the doorstep providing direct services to London Waterloo and the West Country.

The property has been well cared for throughout and is finished to a good standard, ready to move straight into and offered for sale with no onward chain. The accommodation is arranged across two floors and is well proportioned throughout, with a comfortable sitting room with French doors opening directly onto the rear garden, a separate dining room and a modern kitchen on the ground floor, alongside a WC. To the first floor, three well sized bedrooms are found, with the principal bedroom benefiting from an en suite shower room and the remaining two bedrooms served by the family bathroom.

Outside, an enclosed rear garden enjoys a south easterly aspect and a good level of privacy, with a patio seating area and lawn beyond. A single garage and off road parking for two vehicles are also found within the plot, making this a practical and well equipped home in a convenient location.

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High Street
Gillingham
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SP8 4AA

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	
EU Directive 2002/91/EC		



The Property

Inside

Ground Floor

An entrance hall leads through to the principal rooms and a WC. The sitting room is a comfortable and well proportioned reception space with French doors opening directly onto the rear garden. A separate dining room and a well equipped kitchen are also found on the ground floor, the kitchen fitted with shaker units and laminate worktops, enjoying a window overlooking the garden, space for freestanding appliances and a door leading to the side of the property.

First Floor

Stairs rise to the landing where three well proportioned bedrooms are found. The principal bedroom benefits from an en suite shower room, with the remaining two bedrooms served by the family bathroom.

Outside

Garden

An enclosed rear garden enjoying a south westerly aspect and a good level of privacy. The garden is predominantly laid to lawn with a patio seating area, and also provides access into the garage.

Garage & Parking

A single garage sits within the plot with off road parking for two vehicles to the front.

Useful Information

Energy Efficiency Rating C

Council Tax Band C

Mains Drainage

Gas Fired Central Heating

Upvc Double Glazing

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 4WE

What3words

///factor.soups.mindset

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.