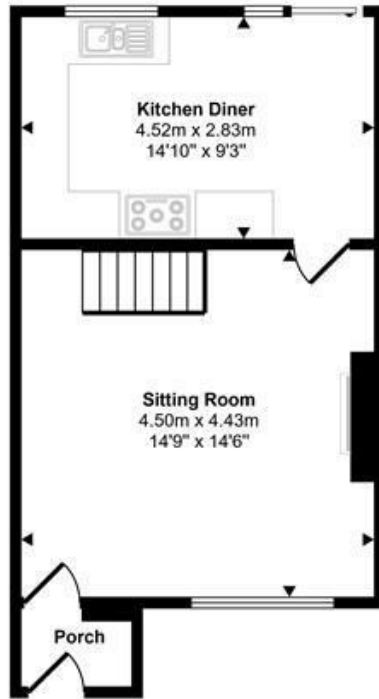
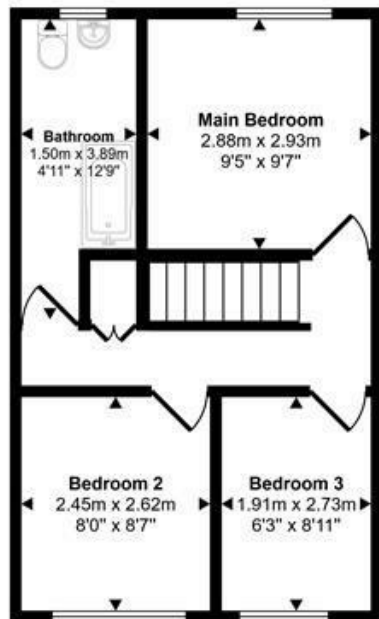




Approx Gross Internal Area
69 sq m / 743 sq ft



Ground Floor
Approx 35 sq m / 377 sq ft



First Floor
Approx 34 sq m / 366 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		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Cypress Way
Gillingham

Guide Price
£235,000

A three bedroom end of terrace house set within a quiet cul de sac in Gillingham, within easy walking distance of the town centre and mainline railway station. 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 around ten minutes walk away with direct services to London Waterloo and Exeter, whilst the A303 is within easy reach for onward road connections.

Thoughtfully improved by the current owners, the accommodation is arranged across two floors. On the ground floor a well presented sitting room with a feature electric fireplace leads through to a kitchen diner with doors opening directly out to the rear garden. The kitchen offers scope to enhance and update in time, though it is a well proportioned and practical space. Upstairs three bedrooms are served by a recently decorated bathroom.

Outside, a private east facing rear garden has been newly landscaped with a patio and lawn and benefits from new fence panels and side access. A lawned front garden with a path leads to the front porch. A Garage and two allocated parking spaces in a nearby block complete the plot.



The Property

Inside

Ground Floor

Entering through the front porch, the sitting room is a well presented reception space featuring a built in electric fireplace as its focal point. The room leads through to the kitchen diner, a well proportioned space with wooden units and doors leading directly out to the rear garden. The kitchen offers scope to update and enhance in time with space available for freestanding appliances.

First Floor

Stairs rise to the first floor landing where three bedrooms are found. The main bedroom is a well proportioned double with two further bedrooms beyond. A recently decorated bathroom serves all three rooms.

Outside

Garden

A private east facing rear garden has been newly landscaped by the current owners, with a newly laid patio and a lawn area beyond. New fence panels have been fitted throughout and side access is available. To the front, a lawned garden with a path leads to the front porch.

Parking

A garage and two allocated parking spaces are available in a nearby block.

Useful Information

Energy Efficiency Rating C

Council Tax Band B

Gas Fired Central Heating

Mains Drainage

Upvc Double Glazing

Freehold

Vendors will need find onward purchase

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 4BY

What3words

///warns.spits.houseboat

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 firms employment has the authority to make or give any representation or warranty in respect of the property.