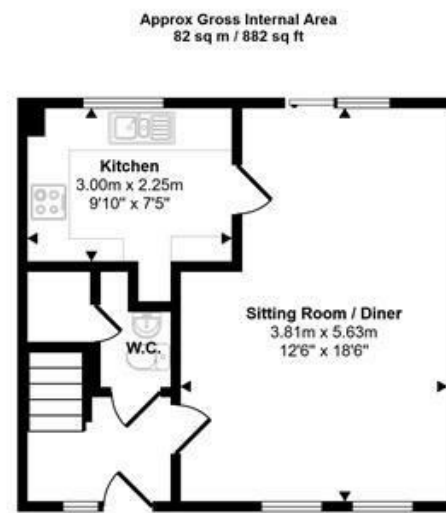
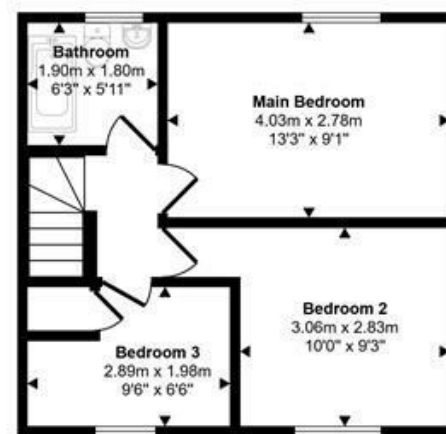
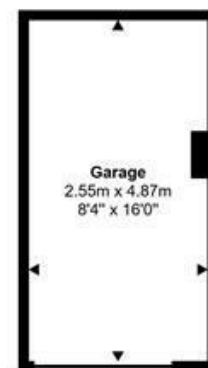




Ground Floor
Approx 34 sq m / 368 sq ft



First Floor
Approx 35 sq m / 380 sq ft



Garage
Approx 12 sq m / 134 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.



Church View Gillingham

Offers In Excess Of
£260,000

A three bedroom terraced house situated in a premium cul de sac position in Gillingham, opposite an open green and children's play park and within a five minute walk of the mainline train station, supermarkets and everyday amenities, making it an excellent location for commuters and families alike.

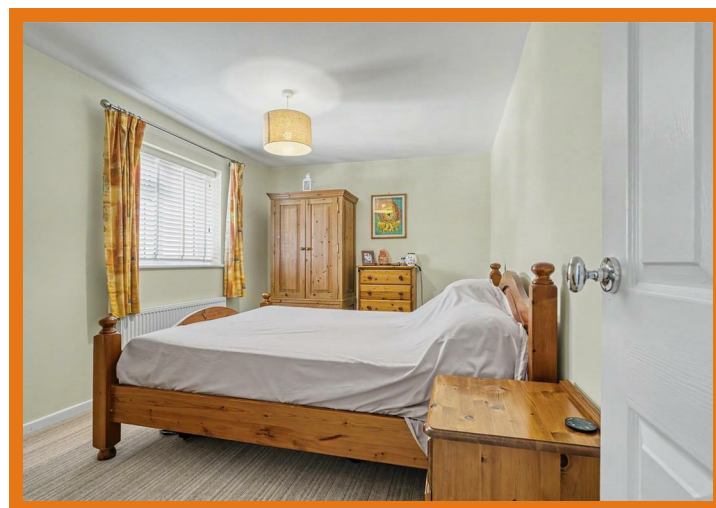
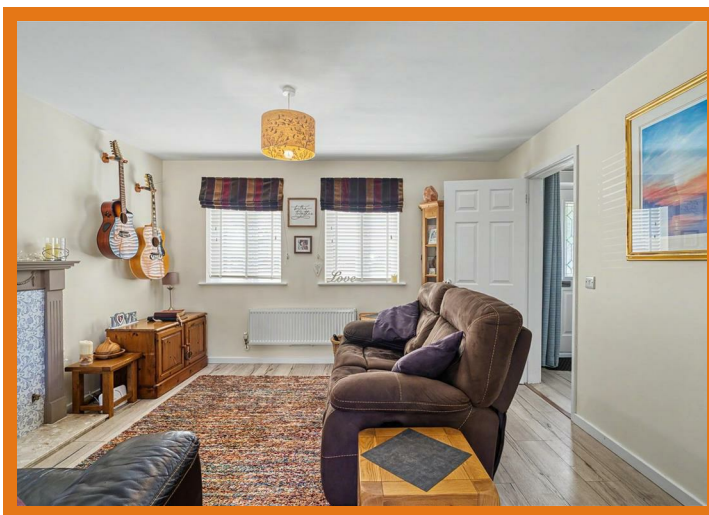
Having been a much loved home for seven years, the property has been improved throughout the current ownership, with all new uPVC windows and doors fitted and a new patio laid in the garden. On the ground floor there is a modern kitchen overlooking the rear garden, leading through to a generous and sociable open plan sitting room/diner, a bright and inviting space with double doors opening directly out to the rear garden, perfect for everyday living and entertaining. A downstairs WC completes this level. The first floor offers three bedrooms, with the main bedroom and bedroom two both being well-proportioned doubles, complemented by a third single bedroom and the family bathroom.

Outside, the rear garden is enclosed and not overlooked, with a lawn and patio area. There is a garage to the rear with parking for two cars and useful storage space above the garage. An early viewing is highly recommended to fully appreciate everything this lovely home has to offer.

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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	EU Directive 2002/91/EC	



The Property

Inside

Ground Floor

The front door opens into the hallway with stairs rising to the first floor and a downstairs WC. The modern kitchen overlooks the rear garden and is fitted with a range of gloss floor and eye-level cupboards with laminate worksurfaces, a built-in hob and oven and space for further appliances, leading through into the generous open plan sitting room/diner. This is a bright and sociable space featuring a characterful mantle piece as a focal point, with double doors opening directly out to the rear garden.

First Floor

The landing gives access to all three bedrooms and the family bathroom. The main bedroom is a good sized double enjoying a pleasant outlook, while bedroom two is also a well proportioned double. Bedroom three is a

comfortable single room, with an airing cupboard providing useful household storage. The family bathroom serves all three bedrooms.

Outside

Garden

Fully enclosed and enjoying a good degree of privacy, the rear garden has been thoughtfully laid with a patio area and a lawn beyond.

Parking

A garage sits to the rear of the property, with space for a car to park directly in front and useful storage space above. There is further parking space to the side of the garage.

Useful Information

Energy Efficiency Rating C
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 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 4XE

What3words ///doses.expand.haven

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.