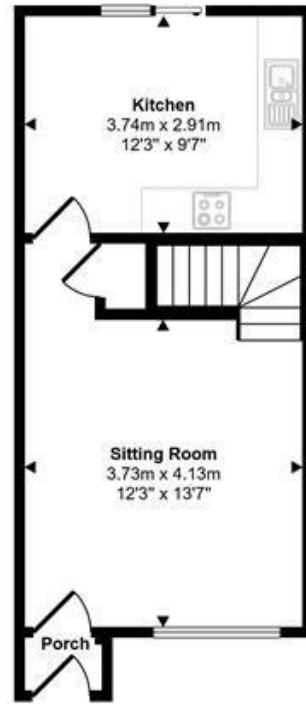
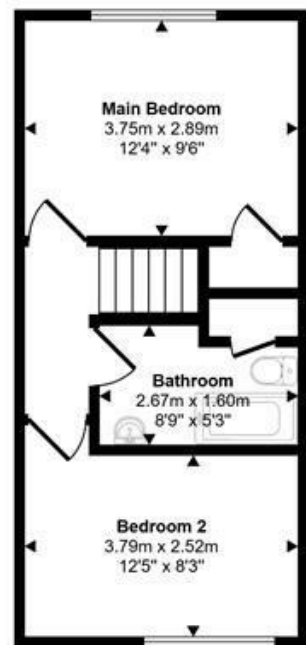




Approx Gross Internal Area
63 sq m / 678 sq ft



Ground Floor
Approx 31 sq m / 339 sq ft



First Floor
Approx 31 sq m / 338 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	

Morton • New

selling and letting properties



The Meadows
Gillingham

Asking Price
£195,000

A well presented two bedroom mid terrace home set within a quiet cul de sac in Gillingham, just a short walk from the town centre, mainline railway station and some pleasant parks and countryside walks nearby.

Comprising a sitting room, a kitchen diner with double doors to the garden, two bedrooms and a newly fitted bathroom, the property has been extensively renovated by the current owners over three years and is presented in excellent order, ready to move straight into. A brand new kitchen diner, new bathroom, new laminate flooring throughout the ground floor, fresh decoration, new carpets upstairs and a new gas combi boiler have all been carried out during their ownership, creating a home that is well appointed throughout and appeals to a wide range of buyers.

Outside, an enclosed south west facing rear garden has a lawn, patio area and a shed, offering a pleasant and manageable outdoor space to enjoy. There is an allocated parking space to the front of the property providing off road parking for one vehicle.



The Property

Inside

Ground Floor

A porch leads through to the sitting room, a well proportioned reception space with a pleasant outlook to the front of the property, with new laminate flooring running throughout the ground floor.

The kitchen diner has been completely renewed by the current owners and is a bright and well considered space, fitted with modern gloss units and laminate worktops with a built in oven and hob. Sliding doors lead directly out to the rear garden, flooding the room with natural light and creating a pleasant connection between inside and outside.

First Floor

Stairs rise to the first floor landing where two bedrooms are found. The main bedroom is a well proportioned double with useful built in cupboard space. Bedroom two is also a good sized double. A newly fitted bathroom

serves both rooms, with built in cupboard storage making good use of the available space. The loft is fully insulated, adding further energy efficiency to the property.

Outside

Garden

An enclosed south west facing rear garden enjoys a good level of privacy. Laid to lawn with a patio seating area and a shed within the plot, it is a pleasant and manageable outdoor space.

Parking

One allocated parking space is available to the front of the property.

Useful Information

Energy Efficiency Rating D
Council Tax Band B
Mains Drainage
Gas Fired Central Heating
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 4SP

What3words ///spins.layers.soggy

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.