



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 Make Snappy 360.



## Railway Terrace Gillingham

Asking Price  
£255,000

A well presented two/three bedroom mid terrace house situated within easy reach of Gillingham town centre, its mainline train station serving London Waterloo and Exeter St David's and a good range of everyday amenities.

Having been a much loved home since 2007, the property has been well maintained and improved throughout, with updated flooring, redecoration and new external doors fitted and a downstairs WC installed within the last five years. Arranged over three floors, the ground floor offers a porch, a sitting room with brick fireplace and woodburner, a separate dining room, a kitchen and a utility room leading the garden. On the first floor there are two double bedrooms and a family bathroom, a storage room on the second floor, with the correct consent can be used as a third bedroom.

Outside, the garden is larger than average for the area, enclosed and not overlooked, with a generous summer house with power and electricity, ideal as a home office or additional leisure space. Off road parking is available at the front of the property.

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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		



## The Property

### Inside

#### Ground Floor

A porch leads through to the sitting room, a well proportioned space featuring a brick fireplace housing a woodburner, creating a warm and inviting focal point. To the rear of the ground floor is the open plan kitchen diner, fitted with a range of shaker-style floor and eye-level cupboards with laminate worksurfaces and a built-in electric oven and gas hob. A door leads to the utility room, which has a door leading out to the rear garden. A downstairs WC completes the accommodation on this level.

#### First Floor

The landing gives access to two well proportioned double bedrooms and the family bathroom. Bedroom two has a useful space suitable for a wardrobe or desk.

#### Second Floor

Offering a great space for an office or storage area. With the correct consent, will make a generous double room enjoying a good degree of privacy and seclusion.

### Outside

#### Garden

The rear garden is larger than average for the area, enclosed and not overlooked, mainly laid to lawn. A generous summer house with power and electricity offers excellent potential as a home office or additional leisure space.

#### Parking

Off road parking is available to the front of the property.

### Useful Information

Energy Efficiency Rating TBC

Council Tax Band B

Gas Fired Central Heating

Mains Drainage

Freehold

Vendors will need to find 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 4JF

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