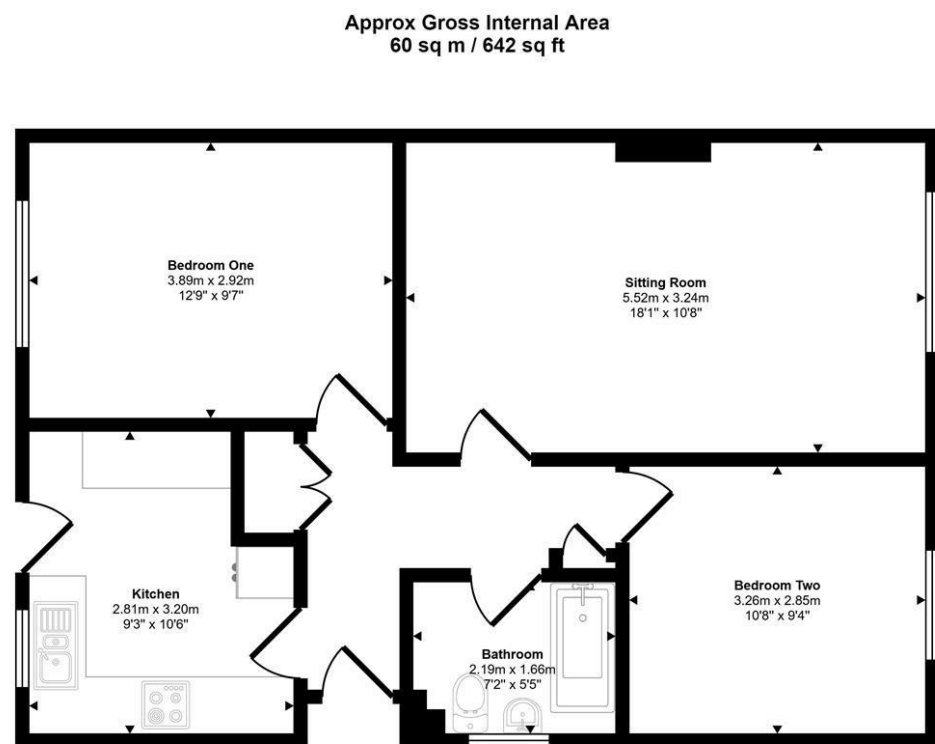


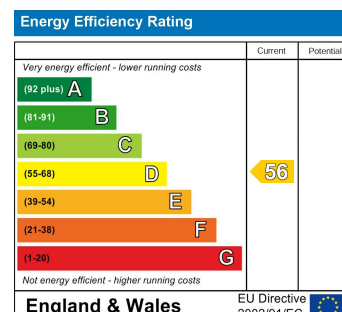


Floorplan

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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Broad Acres Gillingham

Asking Price
£270,000

An opportunity to purchase this beautifully presented, bright semi-detached bungalow. Offering two good size double bedroom, sitting room, a modern kitchen and a good size garden, as well as garage and parking. This home offers excellent versatility, making it perfect for a variety of lifestyles. The property is situated in a popular residential area with similar properties and is within easy reach of local facilities, which include a co-op, hairdressers and a public house. The town centre and mainline train station are a little further on. The property is also ideally placed with close proximity to some beautiful country and riverside walks.

This home dates to the 1980s and has been home to our sellers for the past seven years. During this time, it has been well cared for and has benefitted from a new kitchen and a new bathroom. There is gas fired central heating from a combination boiler and UPVC double glazing throughout. One of the highlights of this property is the beautifully maintained garden which enjoys a sunny and private aspect, with a sun terrace at the top and the rest laid to lawn.

Don't miss out on the opportunity to make this property your own and enjoy all that it has to offer.



The Property

Accommodation

Inside

Upon entering the property there is an entrance hall with doors leading to the kitchen, sitting room, dining room, bedroom and bathroom. The kitchen is a good size with plenty of eye and floor level cupboards, as well as worktop space. There is a gas hob with oven and extractor fan and space for white goods and a fridge/freezer. Bedroom one is a double and enjoys a sunny aspect from the large windows. Bedroom two is also a double but is currently being used as a dining room. The bathroom has a bath with an overhead shower, pedestal wash hand basin and a low level WC. There is plenty of storage, as well as a large airing cupboard. The gas fired combination boiler is housed in the kitchen.

Outside

Garage and Parking

There is a garage next to the property which has power and an up and over door. There is space for three-four cars on the driveway as well as plenty of parking around the cul de sac.

Garden

The garden is immaculately presented with a sun terrace at the top of the garden and the rest is laid to the lawn. There is a paved path leading to the rear of the garden where there is another small sun terrace on the left hand side, with a shed for garden tools. There are some mature shrubs and flowers surrounding the boards. The garden can be accessed via the kitchen or through the side gate.

Useful Information

Energy Efficiency Rating D
Council Tax Band C
UPVC Double Glazing
Gas Fired Central Heating

Mains Drainage
Freehold

Directions

From the Office

Leave the Gillingham office and follow the road down the High Street until you reach the junction. Turn right at the junction, and as you approach the 'co-operative roundabout', take the first exit heading towards Mere. Turn right into Claremont Avenue, which leads into Broad Acres. The property will be found on the right hand side - just after the left turn to Highgrove. Postcode SP8 4SB

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.