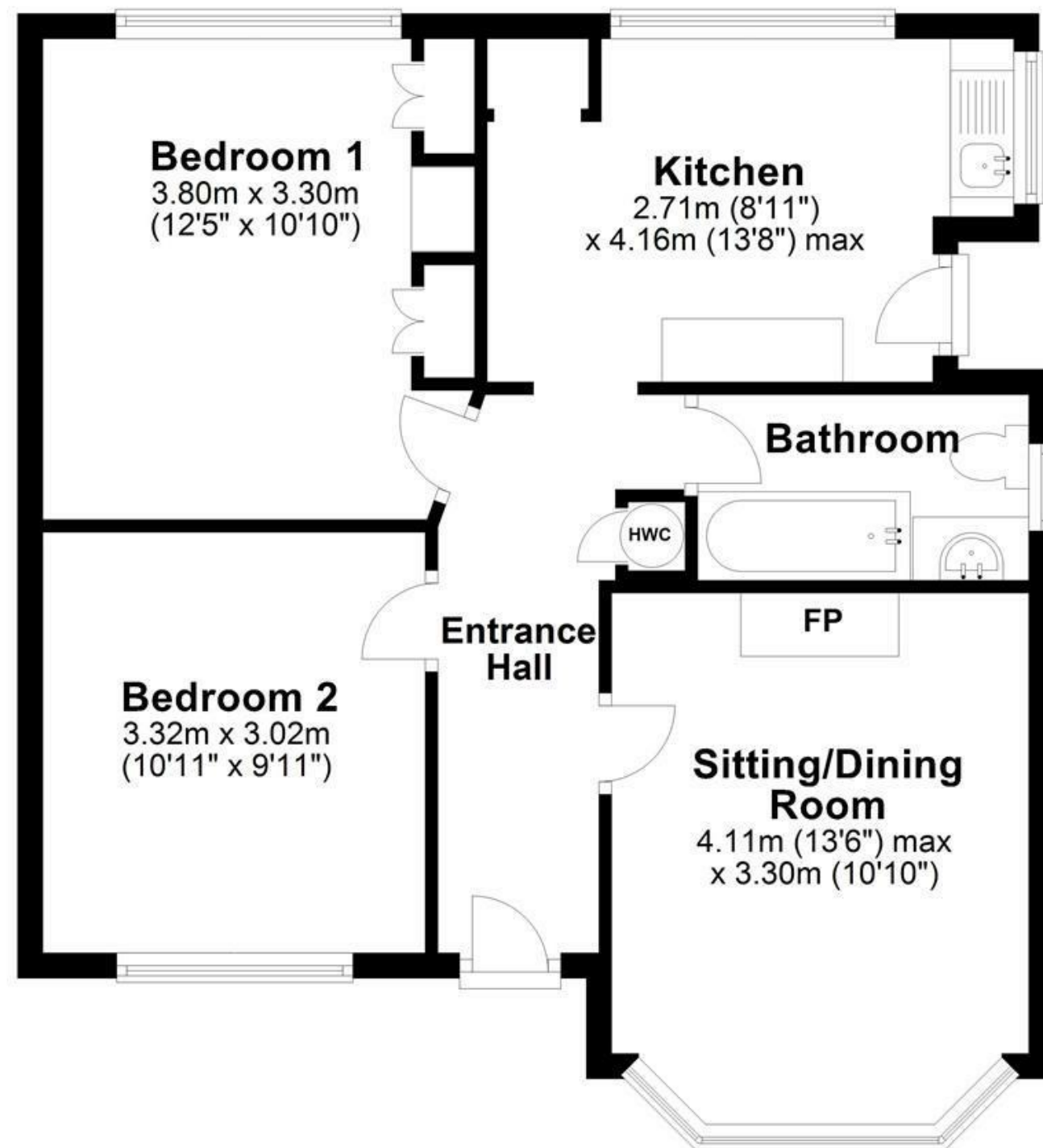


Floor Plan

Approx. 58.2 sq. metres (626.1 sq. feet)



Total area: approx. 58.2 sq. metres (626.1 sq. feet)

Restways
High Street
Gillingham
Dorset
SP8 4AA

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gillingham@mortonnew.co.uk
www.mortonnew.co.uk

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	



Common Mead Avenue
Gillingham

Offers In Excess Of
£200,000

*** END OF CHAIN *** RENOVATION *** LARGE PLOT *** POPULAR LOCATION *** A marvellous chance to purchase a two double bedroom, detached bungalow that is in need of complete refurbishment, presented to the market with the bonus of no onward chain and enjoying good sized outdoor space. The property is located in a quiet cul de sac of other similar properties and within a short level walk to the town centre and railway station as well as close to some fabulous country and riverside walks. Gillingham offers an excellent range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues.

We believe that the bungalow was built in the 1950s and still retains the original tiled open fireplace plus some picture rails and benefits from electric heating and double glazing. The property is a unique opportunity for those seeking a restoration project in one of the most sought-after locations, in Gillingham. It offers endless possibilities to create a bespoke living space tailored to your tastes, making your dream home or to renovate and sell on.

Outside, the generously proportioned grounds also allow for you own landscaping plans, and once done will provide a quiet retreat and a wonderful space to relax and potter.

This property has to be viewed to really recognise the potential that the next owner could uncover and an early viewing is strongly urged to avoid missing out on becoming the next owner.

A detached bungalow in need of modernisation with two double bedrooms, bathroom, sitting room with bay window and open fireplace plus a good sized kitchen. There is also the bathroom. Outside, there is drive way parking for two to three cars, garage plus front and rear garden that offer a blank canvas for your own landscaping ideas.



The Property

Accommodation

Inside

A part glazed uPVC front door opens into the entrance hall. From the hall there are doors to all rooms, access to the loft space and the airing cupboard that houses the hot water cylinder. The sitting room is well proportioned with a large bay window overlooking the front garden and an open fireplace with the original tiled surround and hearth.

The kitchen benefits from a double aspect with window to the side and overlooking the rear garden. It is fitted with floor cupboards and eye level cupboards and cabinets. There is a wood effect work surface and stainless steel sink and drainer. There are space for appliances plus an open cupboard, which could house a fridge/freezer. The floor is laid to vinyl in a herringbone pattern. There is a door to the side, which

opens to a covered entrance and the drive.

There are two double bedrooms, one with outlook over the frontage and the main bedroom overlooks the rear garden and has fitted wardrobes and a chest of drawers. The bathroom is fitted with a WC, wash hand basin and walk in bath with seat and electric shower above.

Outside

Parking and Garage

The bungalow is approached from the cul de sac via double metal gates that open onto a tarmacadam drive with space to park two to three cars and leads up to the garage. The garage has double doors and window to the side and measures 4.93 m x 2.44 m/16'2" x 8' - it is in need of some restoration.

Gardens

There are good sized front and rear gardens that present the opportunity

to create outdoor space to suit your own needs and to your own landscaping ideas.

Useful Information

Energy Efficiency Rating F
Council Tax Band C
Aluminium Framed Double Glazing
Electric Heating
Mains Drainage
Freehold
No Onward Chain
In Need of Modernisation

Directions

From Gillingham High Street

Proceed down the High Street bearing right into Queen's Street. At the junction with Le Neubourg Way turn left and proceed to the traffic lights. Turn right onto Wyke Street and left into Common Mead Lane and immediately left into Common Mead Avenue where the property will be found straight ahead.
Postcode SP8 4NB

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.