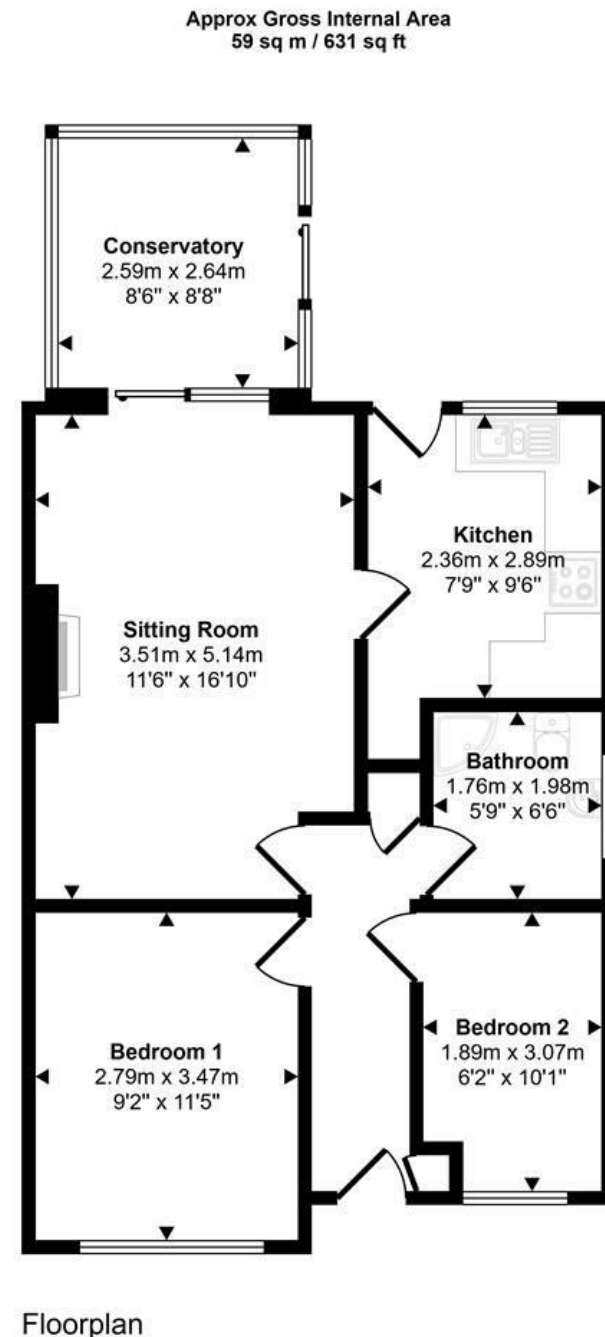




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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		88
(81-91) B		
(69-80) C	70	
(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	



Maple Way
Gillingham

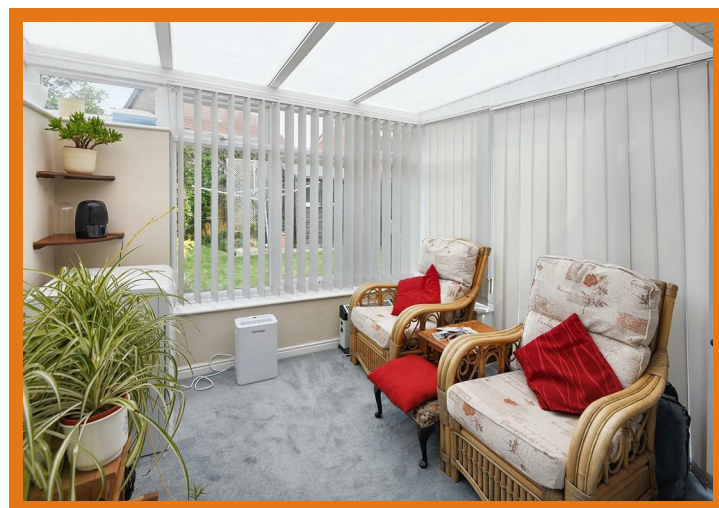
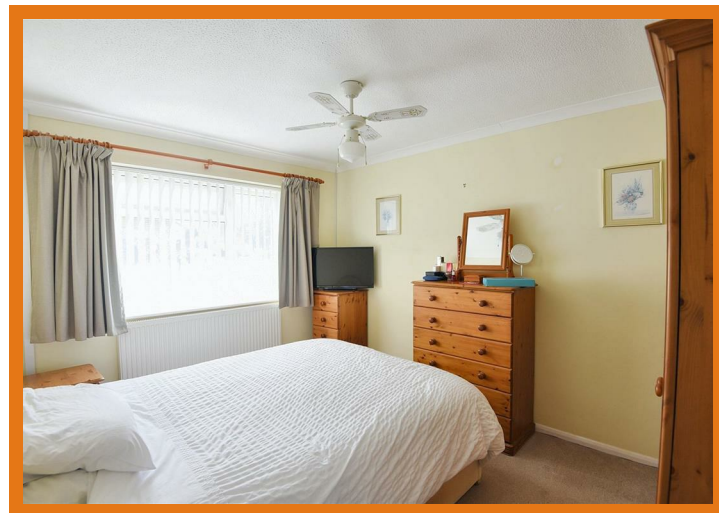
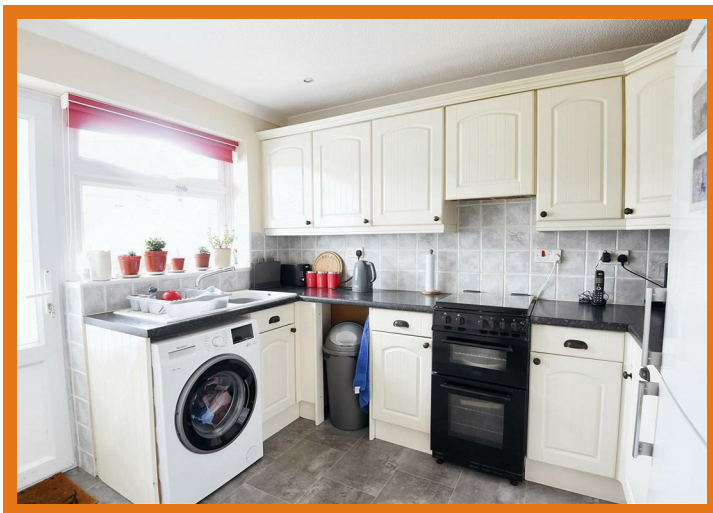
Asking Price
£240,000

A great opportunity to purchase this beautifully presented two- bedroom bungalow nestled in a quiet residential area. Offering comfortable living, ideal for downsizers, first-time buyers, or those seeking single- level living. The property is situated in a popular residential area in the sought after Wyke area and within walking distance to a One Stop with post office and hairdressers. The town centre and mainline train station are both within about a twenty-minute walk away or a short drive.

Step inside to find a spacious sitting room which seamlessly flows into the bright and airy conservatory. There is a well-proportioned kitchen which is equipped with a good amount of eye and floor level storage, as well as cooking appliances. There are two spacious bedrooms as well as a convenient family bathroom which benefits from a shower, pedestal style wash hand basin and low-level WC.

Outside, the bungalow benefits from a well-kept front and rear enclosed garden. The front garden is predominantly laid to lawn with a paved pathway down to the front door. The rear garden benefits from a sun terrace and lawn, with mature shrubs and flowers surrounding the borders.

An early viewing is strongly recommended to avoid missing out on the chance to purchase this delightful home.



The Property

Accommodation

Inside

Upon entering the property there is a spacious and welcoming entrance hall with doors to the two bedrooms, sitting room and family bathroom. There is a good sized sitting room which seamlessly flows into the bright conservatory. The kitchen is well equipped with a good amount of eye and floor level storage, as well as a good amount of work top space. There is space and plumbing for white goods and appliances.

There are two generously sized bedrooms. The principle bedroom is a good sized double and the second is a spacious single. The family bathroom offers a walk in shower, vanity style wash hand basin, low level WC and a heated towel rail. For added convenience, there are two storage cupboards.

Outside

Parking and Garage

The garage will be found just a short distance from the property, as well as the allocated parking space.

Garden

The bungalow benefits from a well-kept front and rear enclosed garden. The front garden is predominantly laid to lawn with a paved pathway down to the front door. The rear garden benefits from a sun terrace and lawn, with mature shrubs and flowers surrounding the borders. There is also a garden shed which is perfect for storing garden tools and furniture.

Useful Information

Energy Efficiency Rating C
Council Tax Band B
UPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold

Directions

From the Gillingham Office

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 carry on up the hill. Take a left turn onto Broad Robin. Continue passing the shops on your right. Take the next turn right into Maple Way. Continue down to the bottom of the cul de sac and the bungalow will be found in a tucked away position on the right hand side. SP8 4RR

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.