



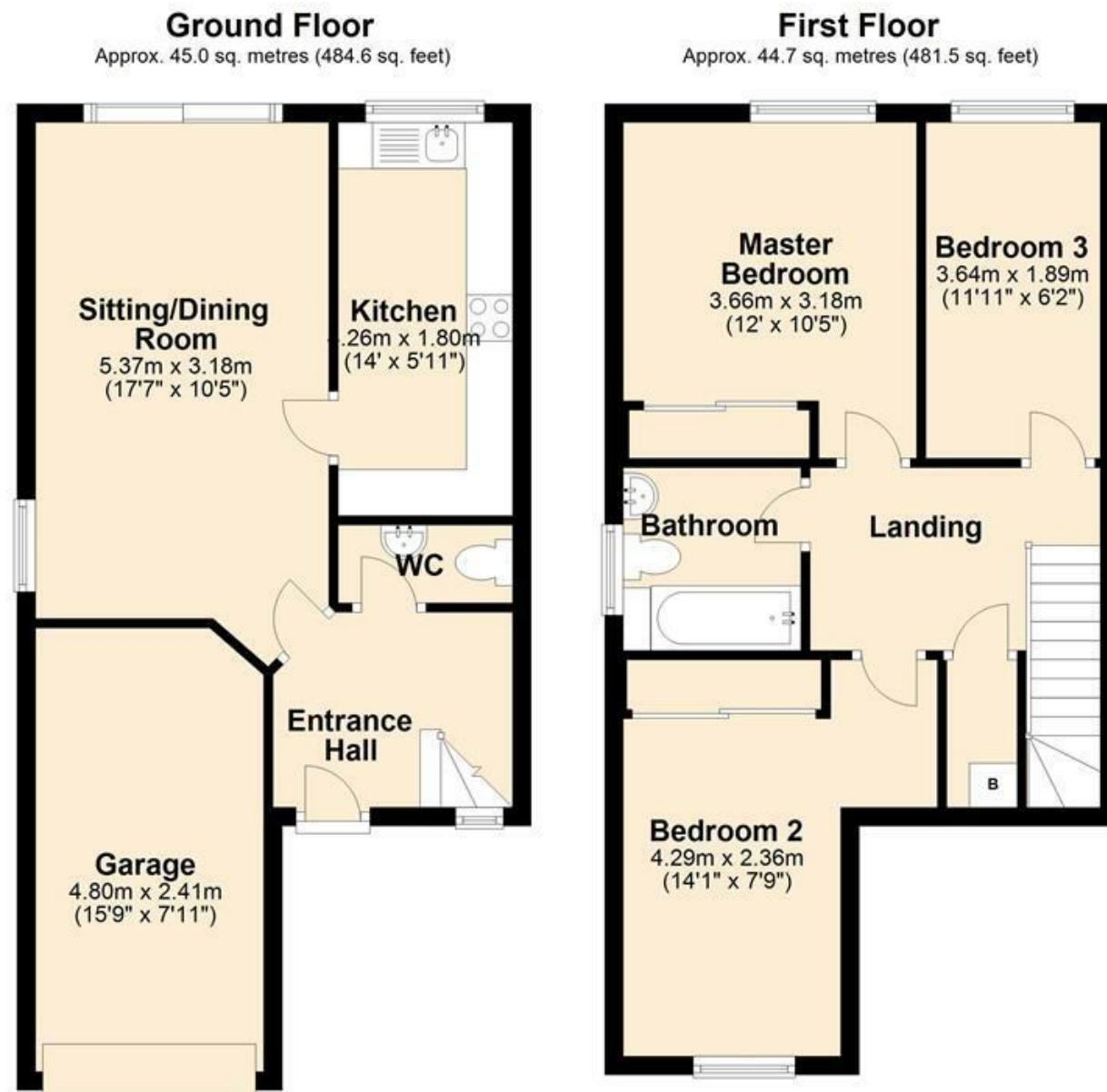
Cherryfields Gillingham

Offers In Excess Of
£250,000

Offered for sale with no onward chain. A bright and roomy semi detached modern home with three good sized bedrooms and located where town and countryside merge and enjoying some lovely rural views from the rear. The property is within walking distance to amenities which include doctor and dentist surgeries, pharmacy and a short distance further on to convenience store, hairdresser and fish and chip shop. The town and mainline train station are about a mile and half away. The property is also located close to some fabulous riverside walks. The property offers an easy to use layout that will certainly meet many potential buyers' needs, from those looking for a first time home, first time family home or even as a downsize to mention a few. This lovely home provides comfortable accommodation with scope to mark it with ones' own stamp and an early viewing is strongly recommended to avoid missing out on the opportunity of purchasing this great property.

In brief, the ground floor accommodation consists of inviting entrance hall, combine sitting and dining room with patio doors out to the garden and kitchen with plenty of cupboards and built in oven and hob. There is also a useful downstairs cloakroom. On the first floor there is a good sized landing with walk in cupboard housing the boiler, bathroom and three good sized bedrooms, two with fitted wardrobes. Outside, there is driveway parking for two cars, single garage with light and power and an enclosed rear garden.

Energy Efficiency Rating tba - Council Tax Band C



Total area: approx. 89.8 sq. metres (966.1 sq. feet)

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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 2002/91/EC	



ACCOMMODATION

Ground Floor

Entrance Hall

Part glazed front door opens into a light and inviting entrance hall. Window to the front. Ceiling light. Smoke detector. Coved. Central heating programmer. Radiator. Laminate flooring. Stairs rising to the first floor and white panelled doors to the cloakroom and to the:-

Sitting and Dining Room

5.36m" x 3.18m" (17'7" x 10'5")
Window to the side elevation and patio doors opening to the rear garden and enjoying views of countryside in the distance. Ceiling lights. Coved. Two radiators. Power and television points. Laminate flooring. White panelled door to the:-

Kitchen

4.27m x 1.80m" (14' x 5'11")
Window with tiled sill overlooking the rear garden. Ceiling light. Extractor fan. Radiator. Power and telephone points. Fitted with a range of light wood grain effect kitchen units consisting of floor cupboards, separate drawer unit and eye level cupboards. Good amount of work surfaces. Part tiled walls. Sink and drainer with mixer tap. Built in electric oven and gas hob with extractor hood. Space and plumbing for a washing machine. Space for under counter fridge and for a freezer. Slate effect tiled laminate flooring.

Cloakroom

Ceiling light. Extractor fan. Coat hooks. Radiator. Wall mounted wash hand basin with tiled splash back. Low level WC with economy flush facility. Wood effect vinyl flooring.

First Floor

Landing

Stairs rise up to a good sized galleried landing. Ceiling light. Access to the loft space. Carbon monoxide detector. Power point. Walk in cupboard housing the combination gas fired central heating boiler, fitted with light and a shelf. White panelled doors to all rooms.

Master Bedroom

3.66m x 3.18m" (12' x 10'5")
Measurements include the wardrobes. Window with outlook to the rear with countryside views. Ceiling light. Radiator. Power, telephone and television points. Fitted double wardrobe with sliding mirror fronted doors, hanging rails and shelves.

Bedroom Two

4.29m" x 2.36m" (14'1" x 7'9")
Measurement includes the wardrobe and excludes the

entrance . Window to the front of the property. Ceiling light. Radiator. Power and television points. Fitted double wardrobe with sliding mirror fronted doors, hanging rails and shelves.

Bedroom Three

3.63m" x 1.88m" (11'11" x 6'2")
Window to the rear with field views. Ceiling light. Radiator. Power and television points.

Bathroom

Obscured glazed window with tiled sill to the side elevation. Ceiling light. Extractor fan. Fitted with a modern suite consisting of bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin with mirror over. Radiator. Tiled walls. Wood effect vinyl flooring.

Outside

Garage and Parking

4.80m" x 2.41m" (15'9" x 7'11")
Good sized single garage with up and over door, light and power plus the electrical consumer unit. To the front of the garage there is a tarmacadam drive bordered by gravel that provides parking for two cars. A timber gate to the side of the house opens to a path leading to the:-

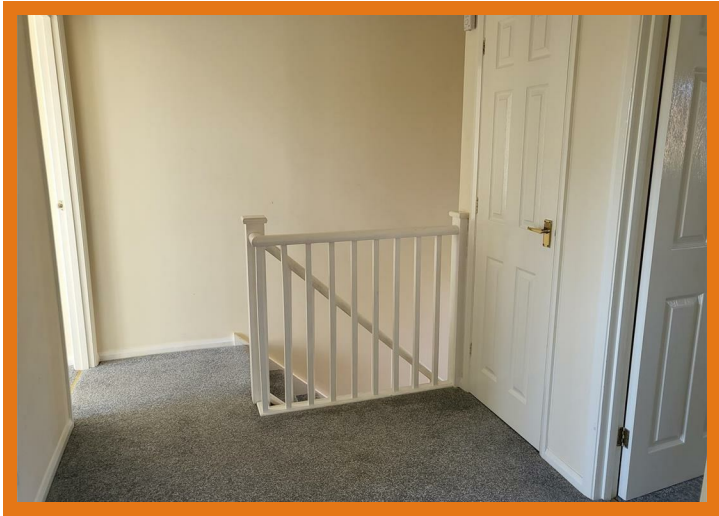
Rear Garden

Immediately to the back of the house is a paved seating area with outside tap and light. The rest of the garden has been gravelled for ease of maintenance and edged by shrub and flower beds. The garden is fully enclosed and enjoys an easterly aspect.

Directions

From the Gillingham 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. At the next roundabout turn right into Gyllas Way and proceed to the end of the road turning left into Cherryfields. Bear to the left, then left again where the property will be found on the left hand side.



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.