

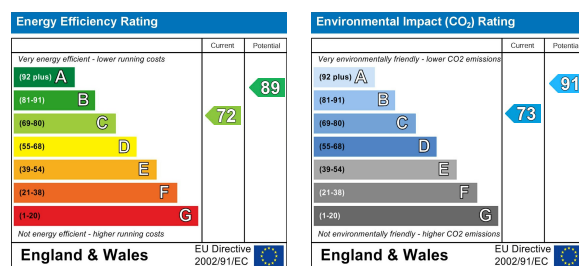
**Floor Plan**  
Approx. 79.5 sq. metres (856.2 sq. feet)



Total area: approx. 79.5 sq. metres (856.2 sq. feet)

Unit 2 The Centre  
High Street  
Gillingham  
Dorset  
SP8 4AB

t. 01747 824 547  
gillingham@mortonnew.co.uk  
www.mortonnew.co.uk



# Morton • New

selling and letting properties



Bourne Way  
Gillingham

Guide Price  
£240,000

A great opportunity to purchase a well presented and improved semi detached bungalow with large rear extension, two good sized bedrooms and located in a quiet area of other similar properties. The bungalow within walking distance to some wonderful river and country side walks, doctor and dentist surgeries, public house serving food, convenience store, hairdressers and fish and chip shop. The town centre and mainline train station are a little further on. The property has been a very much loved home to our sellers for just over seven years. During the course of ownership the bungalow has been very well maintained and improved with replacement kitchen units, engineered oak flooring to some of the rooms, some new radiators have been fitted and a wood burner installed in the day/dining room plus an entrance hall to the side has been added with an atrium style vaulted roof and links the front of the bungalow to the rear. This delightful home will certainly meet many potential buyers needs and must be viewed to be truly appreciated.

In brief, the internal accommodation consists of entrance hall with atrium roof, kitchen fitted with plenty of modern units and some integrated appliances, day room/dining room and sitting room. In addition, there are two good sized bedrooms, master with built in wardrobes plus the shower room. Outside there is driveway parking, garage and front garden. To the back of the bungalow there is a well proportioned sunny and private garden with fully insulated cabin plus further storage sheds.

Energy Efficiency Rating C - Council Tax Band C



## ACCOMMODATION

### Inside

#### Entrance Hall and inner hall

Glazed front door opens in to a bright and welcoming entrance hall with atrium style vaulted roof with two skylights. Ceiling lights. Radiator. Power points. Tall built in cupboards fitted with shelves. Engineered oak flooring. Glazed door to the rear garden, double doors to the kitchen and glazed door to the:-

Inner Hall - Ceiling light. Access to the loft space with drop down ladder, light and part boarded. Smoke detector. Radiator. Central heating thermostat. Cupboard housing the combination gas fired central heating boiler, programmer and fitted with a slatted shelf. White panelled doors to the bedrooms, shower room and to the:-

#### Sitting Room

5.21m" x 3.66m" (17'1" x 12')

Maximum measurements - Ceiling and wall lights. Coved. Two radiators. Power and telephone points. Fitted book/display shelves. Window and glazed door opening to the:-

#### Day Room/Family Room

2.92m" x 5.84m" (9'7" x 19'2")

Partly vaulted ceiling with skylights to the rear and side and exposed timbers. Ceiling lights. Radiator. Power and television point. Fireplace with multi fuel burner. Engineered oak flooring. Opens into the:-

#### Kitchen

2.36m"x 2.39m" (7'9"x 7'10")

Ceiling light. Power points. Fitted with a range of modern soft closing kitchen units consisting of floor cupboards, pull out spice racks, separate drawer unit and eye level cupboards with counter lighting under. Good amount of work surfaces with matching upstand and part tiled walls. Sink and drainer with mixer tap. Integrated fridge. Built in electric oven and ceramic hob. Engineered oak flooring.

#### Master Bedroom

3.23m" x 3.61m" (10'7" x 11'10")

Measurement includes the wardrobes but excludes the entrance. Window with view over the front garden. Ceiling light. Coved. Radiator. Power points. Fitted with a range of bedroom furniture including two double wardrobes with hanging rails and shelves, two single wardrobes with hanging rail and shelves plus a dressing table with over head storage cupboards.

#### Bedroom Two

3.25m" x 2.46m" (10'8" x 8'1")

Maximum measurements - Window with outlook over the front garden. Ceiling light. Radiator. Power points.

#### Shower Room

Obscured glazed window with tiled sill into the entrance hall. Ceiling light. Radiator. Suite consisting of shower cubicle with laminate panelled walls and electric shower, low level WC with economy flush facility and pedestal wash hand basin. Part wood panelled and tiled walls. Shaver socket.

### Outside

#### Parking and Garage

The property is approached from the road onto a drive with space to park two to three cars and leading to the garage, which has an up and over door, light and power plus water supply. There is also space and plumbing for the washing machine and door to the rear garden.

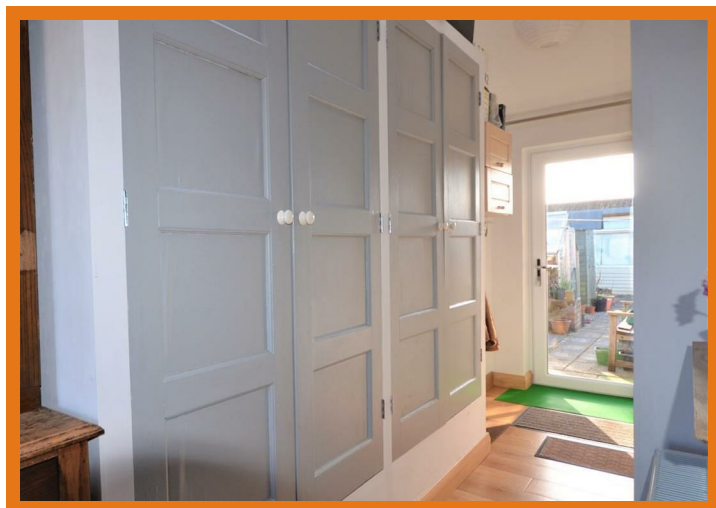
#### Garden

The front garden is enclosed by hedgerow and landscaped in a parterre style. The private rear garden has been designed for ease of maintenance with a paved seating area and shrub and flower beds. There is an outside water tap, timber garden shed and two cabins - one of which is fully insulated and benefits from light and power and could be used as an occasional bedroom. The garden is fully enclosed, enjoying a sunny aspect and a relatively good size.

### 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. Turn right into Claremont Avenue and second turning right into Bourne Way. The property is a short distance on the right 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.