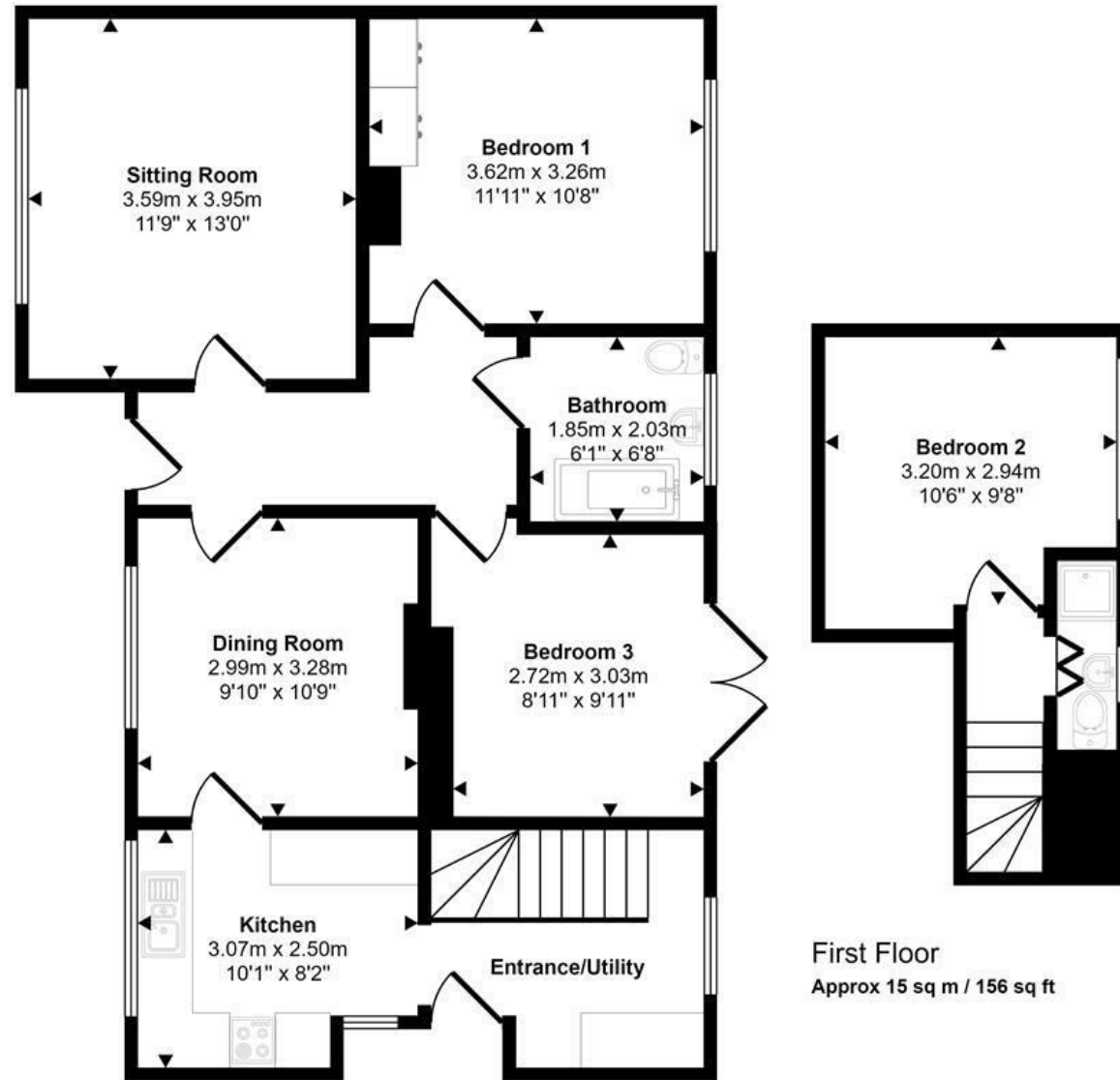


Approx Gross Internal Area  
89 sq m / 954 sq ft



Ground Floor  
Approx 74 sq m / 798 sq ft

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Wavering Lane East Gillingham

Offers In Excess Of  
£380,000

A great chance to purchase a bright and roomy detached chalet bungalow with three double bedrooms, presented to the market with the bonus of no onward chain and sitting in nearly a quarter of an acre plot. The property enjoys a quiet lane side position, close to some wonderful country and riverside walks and is within easy reach of local facilities, which include a public house that serves food, fish and chip shop and Co-op. The town centre and mainline train station are also within easy reach and a walkable distance. We believe that the property dates to the 1930s and has been a loved and enjoyed home to our seller for eleven years. During this time it has been well maintained and improved with a replacement hot water cylinder, a wood burner has been installed in the sitting room and a new shower suite fitted. Outside, a large insulated timber cabin has been added, which benefits from light and power and provides multi-functional usage, from a home office to overspill accommodation. The property has an easy to use layout, offering comfortable accommodation with the option to update and change to one's own taste, as and when. A viewing is necessary to appreciate both the inside and outside space, as well as the location.

In brief, the ground floor accommodation consists of combined entrance and utility room, kitchen, dining room and sitting room, which has a wood burner. In addition, there is the bathroom and two double bedrooms, main with built in wardrobes and the other with double doors leading out to the rear garden. On the first floor there is another double bedroom and shower room. Outside, there is plenty of parking on the drive for cars, caravan/boat or motorhome, large garage with power and good sized front and rear gardens. There is also a large fully insulated timber cabin with light and power, which offers flexible usage.

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## ACCOMMODATION

### Ground Floor

#### Entrance Hall/Utility Room

Part glazed uPVC door opens from the side of the property into the entrance hall/utility room. Window with outlook over the rear garden. Ceiling light. Electrical consumer unit. Coat hooks. Radiator. Wall mounted gas fired central heating boiler. Power points. Space for a fridge/freezer. Work surface with space and plumbing under for a washing machine and tumble dryer. Stairs rising to the first floor with recess beneath. Door to the:-

#### Kitchen

Enjoying a double aspect with window overlooking the drive and to the front with view over the garden. Recessed ceiling lights. Power points. Fitted with a range of farmhouse style kitchen units consisting of floor cupboards with open ended display shelves, two separate drawer units and eye level cupboards and cabinets with open ended display shelves. Work surfaces with tiled splash back and stainless steel sink and drainer with mixer tap. Space for a slot in cooker. Space for an under counter appliance. Tiled floor. Door to the:-

#### Dining Room

Window with outlook over the front garden. Ceiling light. Radiator. Power points. Feature fireplace with built in cupboards and shelves to one side of the chimney breast. Laminate flooring. Door to the:-

#### Inner Hall

Ceiling light. Smoke detector. Radiator. Laminate flooring. Doors to the bathroom, bedrooms and to the:-

#### Sitting Room

Window with view over the front garden. Ceiling light. Radiator. Power and television points. Fireplace with wood burner and slate tiled hearth.

#### Bedroom One

Window to the rear with view over the garden. Ceiling and wall lights. Radiator. Power points. Built in wardrobe with two bi-folding doors, hanging rail and storage cupboard above.

#### Bedroom Three

Double doors opening out to the paved sun terrace to the rear. Ceiling light. Radiator. Power points. Laminate flooring.

#### Bathroom

Obscured glazed window to the rear elevation. Ceiling light. Radiator. Fitted with a suite consisting of low level WC, pedestal wash hand basin and bath with mixer tap and tiled splash back. Vinyl flooring.

#### First Floor

#### Landing

Stairs rise and curve up to the landing. Wall light. Bi-folding door to the shower room and door to:-

#### Bedroom Two

Window overlooking the rear garden and partial rural views in the distance. Ceiling light. Radiator. Power points. Access to the eaves storage.

### Shower Room

Obscured glazed window to the rear elevation. Ceiling light. Fitted with a tiled shower cubicle with electric shower and glass screen, wall mounted wash hand basin with mono tap and tiled splash back and a low level WC with dual flush facility and concealed cistern. Vinyl flooring.

### Outside

#### Garage and Drive

5.77m" x 3.43m" (18'11" x 11'3")

The property is approached from the lane onto a good sized drive with plenty of parking for cars or storage of boats/caravan or motorhome. There is also further space to the side of the garage for additional parking. The garage has an up and over door, fitted with light and power plus wall cupboard and work bench.

#### Gardens

The front garden is laid to lawn with a central path and drive to the side. To one side of the property there is a lockable gate. The other side is open but does have a trellis gate that allows access to the parking to the side of the garage. Immediately to the back of the property there is a generously sized paved sun terrace where there is an outside tap. The rest of the garden is mostly laid to lawn with some raised vegetable planters, two pear trees and a damson tree. There is also a potting shed. The garden extends to about 90 ft (27.43 m) in length and enjoys a sunny and private aspect.

#### The Cabin

3.89m" x 5.00m" (12'9" x 16'5")

Situated in the rear garden is a large insulated timber cabin with light and power plus extended Broadband connection. The cabin provides a great work from home space or overspill accommodation.

#### Useful Information

Energy Efficiency Rating D  
Council Tax Band D  
Gas Fired Central Heating  
uPVC Double Glazing  
Mains Drainage  
Freehold  
No Onward Chain  
Nearly Quarter of an Acre Plot

#### Directions

#### From Gillingham Town

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. Take the next turning left into Wavering Lane East and continue almost to the end. The property will be found on the right hand side opposite the turning to Waverland Terrace. Postcode SP8 4NX

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.