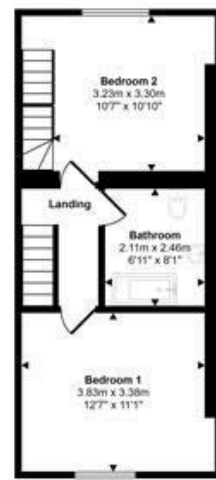


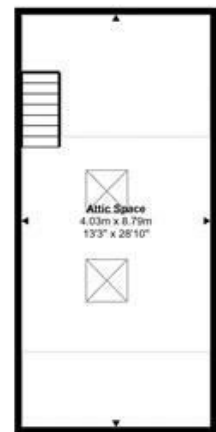
Approx Gross Internal Area
116 sq m / 1248 sq ft



Ground Floor
Approx 40 sq m / 429 sq ft



First Floor
Approx 41 sq m / 438 sq ft



Second Floor
Approx 35 sq m / 381 sq ft

Devices head height below 1.5m

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. Some 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			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Queen Street
Gillingham

Asking Price
£230,000

A great opportunity to purchase a charming, characterful mid terraced cottage with two double bedrooms, presented to the market with the bonus of no onward chain and ideally located just a short walk to local facilities, which include a Co-op, hairdressers and public house. The property is also within easy reach of the town centre and mainline train station. The cottage forms part of a Wesleyan Methodist church that was built in 1792 and converted to residential dwellings in the 1850s. This unique property has been the very much cherished and enjoyed home to our seller for the last thirty two years. During this time it has been well maintained and offers comfortable living with the option to further update and mark to one's own style and design. The cottage boasts many character features, such as fireplaces, windows with deep sill, exposed timbers in the attic store, a wonderful pane glass internal sliding window and some of the wood panelling made from the church pews. Catering to modern day expectation, the cottage has gas fired central heating from a brand new combination boiler and uPVC double glazed arched windows with pane glass style bar, in keeping with the original church windows. The property offers an easy to use layout with well proportioned rooms, a fabulous, large garden and a viewing is vital to truly appreciate how this lovely home will satisfy the needs of many - from those looking for their first step on the housing ladder to those looking for a downsize in their leisure years, as well as fulfilling many other needs. An early viewing is recommended to avoid missing out on the chance to be the next owner.

In brief, the ground floor accommodation consists of bright sitting room, dining room with feature fireplace and good sized kitchen, fitted with plenty of storage cupboards and some built in appliances. There is also a cloakroom. On the first floor there is the landing, two double bedrooms and the bathroom. In addition, there is the attic space with staircase from bedroom two. Outside, there is a large garden, which has been beautifully landscaped.

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ACCOMMODATION

Ground Floor

Sitting Room

The cottage is approached from the path, which is edged by a mature hedge to a timber front door that opens into a delightful sitting room. uPVC pane glass style window with deep sill to the front aspect. Ceiling light. Radiator. Power and telephone points. Television connection. Built in shelves to either side of the old chimney breast. Door opening to the staircase rising to the first floor, sliding pane glass window and white panelled door to the:-

Dining Room

Ceiling light. Radiator. Power points. Part wood panelled walls. Fireplace with timber surround. Understairs recess with storage and coat hooks. Opening to the:-

Kitchen

Part glazed timber door to the rear path and window with deep sill to the rear. Ceiling light. Wall mounted gas fired combination central heating boiler (brand new - August 2023). Power points. Fitted with a range of modern kitchen units consisting of floor cupboards, separate drawer unit with deep pan drawers and eye level cupboards plus open shelves. Good amount of work surfaces with tiled splash back and one and half bowl sink and drainer with mixer tap. Built in double electric oven with storage above and below. Gas hob with extractor hood above. Space and plumbing for a washing machine and tumble dryer. Space for under counter appliance. Bamboo flooring. Stairs rising to bedroom two with recess under. Door to the:-

Cloakroom

Wall light. Low level WC. Bamboo flooring.

First Floor

Landing

Stairs rise to the first floor. Ceiling light. Part wood panelled walls. White panelled doors to the bathroom and to the bedrooms.

Bedroom One

Arched window with deep sill to the front with outlook over the Wesleyan Garden. Ceiling light. Two radiators. Power and television points. Recess to one side and old fireplace to the other side of the chimney breast.

Bedroom Two

Galleried bedroom with access from the landing and the kitchen. Arched window with deep sill to the rear aspect. Ceiling light. Radiator. Power points. Television connection. Stairs rising to the attic store.

Bathroom

Ceiling light. Extractor fan. Part wood panelled and part tiled walls. Heated towel rail. Fitted with a a low level WC, pedestal wash hand basin and bath with electric shower over and screen. Vinyl flooring.

Second Floor

Attic Store

Skylights to the front and rear. Pitched roof with exposed timbers. Radiator. Power points. Exposed floorboards.

Outside

Garden

The garden is accessed from the rear brick path to steps that lead down to the garden. This has been imaginatively landscaped with different areas of interest. There are the remains of the old outhouses for the three cottages, raised decked seating that enjoys a view over the garden, gravelled and slate beds and path plus a lawned area and vegetable patch. The garden is planted with a whole host of plants and trees and needs to be seen to truly appreciate how special it is. The garden boasts a sunny aspect with good privacy in parts. Please note that there is a right of way for the neighbour to access their garden.

Useful Information

Energy Efficiency Rating E
Council Tax Band B
Gas Fired Central Heating from a Combination Boiler (New August 2023)
uPVC Double Glazed Windows
Mains Drainage
Fast Fibre
Freehold
No Onward Chain

Directions

From Gillingham High Street

Follow the road down the High Street and just before the main road junction turn right onto Queen Street. The property will be found a short distance on the right hand side. Postcode SP8 4EA.

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.