



Total area: approx. 105.3 sq. metres (1133.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(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	



Foxglove Close
Gillingham

Asking Price
£465,000

A wonderful chance to purchase a detached bungalow offering well proportioned bright accommodation, with three double bedrooms, presented to the market with the advantage of no onward chain and boasting a south facing rear garden. The bungalow enjoys a quiet cul de sac position of other similar properties and is located in the popular and sought after Wyke area of the town. The property is within easy reach of some wonderful country and river side walks, as well as being within easy reach of the town centre and mainline train station. Gillingham provides well for everyday needs with a range of independent shops and chain stores, schooling for all ages, doctor and dentist surgeries and a variety of entertainment venues and takeaway outlets. The bungalow was built in the 1990s and has been a much loved and enjoyed home since new. During this time it has been exceptionally well cared for and maintained to a high standard. The property benefits from uPVC double glazing throughout, gas fired central heating from a boiler that is regularly serviced plus a water softener that serves the whole property. In addition, the bungalow has cavity wall insulation and extra insulation in the roof space. The bungalow provides comfortable accommodation with the opportunity to update to one's own taste and style as and when required. A viewing is absolutely necessary to truly appreciate not just the inside and outside space but also the location. An early viewing is strongly encouraged to avoid missing out on being the next owner.

In brief, the inside accommodation consists of bright and roomy entrance hall, spacious double aspect combined sitting and dining room, kitchen/breakfast room fitted with plenty of kitchen units and some built in appliances. There is also a utility room. In addition, there is the main bathroom and three double bedrooms, two with fitted wardrobes and the main with an en-suite shower room. Outside, there is driveway parking for three to four cars, double garage with light and power plus front and rear gardens.

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ACCOMMODATION

Inside

Entrance Hall

Covered entrance to composite front door with matching windows to either side opens into a bright and roomy entrance hall. Ceiling lights. Smoke detector. Access to the insulated and boarded loft space with drop down ladder and fitted with light. Coved. Radiator. Power and telephone points. Airing cupboard housing the hot water cylinder and fitted with a slatted shelf, hanging rail and light. Cloaks cupboard with ceiling light, shelf and hanging rail. White panelled doors to the bedrooms and bathroom, paned glass door with full height windows to the side opening to the kitchen/breakfast room and paned glass door opening to the:-

Sitting/Dining Room

L shaped room with window overlooking the front garden and double doors with full height picture windows to either side opening out to the paved sun terrace. Ceiling lights. Coved. Two radiators. Power, telephone and television points. Fireplace with Adam style surround, marble effect slip and living flame coal effect gas fire.

Kitchen/Breakfast Room

L shaped room with window overlooking the rear garden. Ceiling light. Coved. Radiator. Central heating programmer. Power points. Fitted with a range of wood effect kitchen units consisting of floor cupboards with corner carousel, separate drawer unit, tall larder cupboard fitted with shelves and eye level cupboards with counter lighting under. Good amount of work surfaces, tiled splash back and one and half bowl stainless steel sink and drainer with swan neck mixer tap. Integrated fridge/freezer. Gas hob with extractor hood above. Built in eye level double electric oven with storage cupboards above and below. Vinyl flooring. White panelled door to the:-

Utility

Stable door with glazed top opening. Ceiling light. Coved. Wall mounted retractable clothes airer. Wall mounted gas fired central heating boiler. Power points. Fitted with floor and eye level cupboards, work surface with tiled splash back and stainless steel sink and mixer tap. Space and plumbing for a washing machine and dishwasher. Vinyl flooring.

Bedroom One

Measurement to front of wardrobes. Window with outlook over the rear garden. Ceiling light. Coved. Radiator. Power, telephone and television points. Two built in double wardrobes with bi-folding mirror fronted doors, hanging rail and shelf and housing the water softener. White panelled door to the:-

En-Suite Shower Room

Obscured glazed window to the side elevation. Ceiling light. Extractor fan. Coved. Radiator. Tiled walls. Fitted with a suite consisting of shower cubicle with mains shower, low level WC and vanity wash hand basin with mirror and shaver light/point above. Fitted cupboards and shelves.

Bedroom Two

Window with view over the front garden. Ceiling light. Coved. Radiator. Power and television points. Built in double wardrobe

with bi-folding mirror fronted doors and fitted with hanging rail and shelf.

Bedroom Three

Window overlooking the front garden. Ceiling light. Coved. Radiator. Power points.

Bathroom

Obscured glazed window to the side elevation. Ceiling light. Extractor fan. Radiator. Tiled walls. Fitted with a suite consisting of vanity wash hand basin with mirror, shaver light/point above, low level WC and bath with mixer tap and telephone style shower attachment. Fitted cupboards and shelves.

Outside

Double Garage and Parking

5.69m" x 5.74m" (18'8" x 18'10")

The property is approached from the cul de sac onto a tarmac drive with space to park three to four cars and leading up to the double garage. This has two up and over doors, one of, which is remote controlled electric door, fitted with light and power and has rafter storage. There are storage shelves, window to the rear and personal door that opens to the side into the rear garden.

Gardens

To the front of the bungalow there is a good sized lawn with paved central path leading to the front door and along the front of the property to the drive and side gate, which opens into the rear garden. The rear garden is of a good size, boasting a south facing aspect and is predominately laid to lawn with a paved sun terrace and path that runs along the back of the bungalow. There is outside lighting and water tap plus a useful timber garden shed, which is accessed from a meandering paved path from the rear of the property. The garden is fully enclosed and has a high degree of privacy.

Useful Information

Energy Efficiency Rating D
Council Tax Band F
uPVC Double Glazed Windows and Doors
Gas Fired Central Heating
Mains Drainage
Freehold
No Onward Chain

Directions

From Gillingham Town

Proceed down the High Street bearing right into Queen's Street. At the junction with Le Neubourg Way turn left. Take the next right into Cemetery Road which leads into Rollsbridge. Go past the open green and take the first turning right into Foxglove Close. Continue to the end and bear to the left where the property will be found on the left hand side. Postcode SP8 4TW



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