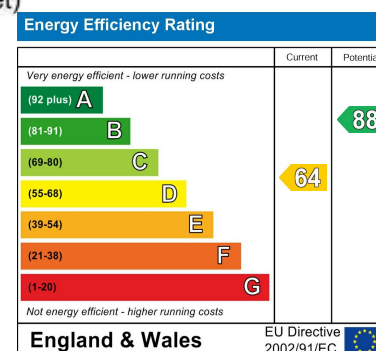


Total area: approx. 120.6 sq. metres (1298.4 sq. feet)



Queen Street
Gillingham

Guide Price
£325,000

END OF TERRACE COTTAGEOWNED SOLAR PANELS***A wonderful chance to purchase a delightful home that forms part of a Methodist chapel conversion and is situated within a short stroll to local facilities, including a new Thai Takeaway, Coop, hairdressers and public house, with the train station and town centre a little further. We believe that the chapel dates to the late 1700s and has been a very much cherished home to our seller for the last twenty years. During this time it has been well maintained and improved with a new stylish bathroom suite and updated kitchen units as well as a Worcester boiler with an 3.5 year warranty and the Hive control . The property also benefits from uPVC double glazed windows, gas fired central heating from a combination boiler and owned solar panels. This charming home provides well proportioned and flexible accommodation that must be viewed to truly appreciate just what is on offer and how it would lend itself to many potential buyers needs. An early viewing is strongly recommended to avoid missing out on the chance to own this unique home.

In brief, the accommodation consists of good sized bright sitting room with feature fireplace and view over the fabulous garden, combined kitchen and dining room with plenty of cupboards and door opening to a communal passage way where there is access to the hobby/work from home room, which benefits from a cloakroom. On the first floor there is the stylish bathroom and two double sized bedrooms. On the second floor there is a further double bedrooms. Outside, there is a wonderful mature garden with newly built shed and outbuilding.

Energy Efficiency Rating D - Council Tax Band B

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ACCOMMODATION

Ground Floor

Sitting Room

3.89m" x 6.02m" (12'9" x 19'9")

Timber front door with inset glazed pane opens into a good sized bright and inviting sitting room. Window to the side and overlooking the rear garden, both with deep sills. French doors opening to steps leading down to the rear garden. Ceiling light. High level cupboard housing the electrics. Coved. Three radiators. Power and telephone points. Television connection and broadband socket. Feature fireplace with polished stone surround and hearth and electric fire with pebbles. Built in storage cupboard and shelves to one side of the chimney breast. Recess with display shelves. Laminate flooring. Stairs rising to the first floor with recessed display/book shelves and recess under. Natural wood panelled door to the:-

Kitchen/Dining Room

3.23m" x 3.35m (10'7" x 11')

Window into the passageway and window with deep tiled sill to the rear. Ceiling lights. Coved. Radiator. Power points and television connection. Fitted with a range of modern kitchen units consisting of floor cupboards, separate drawer unit, open shelves and eye level cabinets. Good amount of work surfaces. Part tiled walls. One and half bowl stainless steel sink and drainer. Space and plumbing for a washing machine. Space for fridge/freezer. Built in electric oven and gas hob with extractor hood over. Storage cupboard fitted with shelves. Further cupboard housing the new Worcester boiler and with space for a microwave. Laminate flooring. Door with inset pane glass opens to the communal covered passage way with doors to the front and rear and lockable door to the:-

Hobby/Work from Home Room

4.11m" x 3.56m" (13'6" x 11'8")

Maximum measurements - A versatile room that could function as a study, work from home office or therapy room. Enjoying a double aspect with window to the side and to the rear. Recessed ceiling lights. Picture rail. Electrical consumer unit. Two wall mounted electric heaters. Power points. Tiled floor.

Cloakroom - Wall light. Coat hooks. Low level WC. Wall mounted wash hand basin with tiled splash back. Electric heater. Tiled floor.

First Floor

Landing

Stairs rise to the first floor. Ceiling light. Coved. Smoke detector. Radiator. Power points. Natural wood panelled doors to the second floor staircase, bathroom and both bedrooms.

Master Bedroom

3.91m" x 3.23m" (12'10" x 10'7")

Enjoying a double outlook with arched windows to the side and overlooking the rear garden - both with deep

sills. Coved. Wall light. Radiator. Power points. Storage cupboard fitted with coat hooks.

Bedroom Two

3.89m" x 3.35m (12'9" x 11')

Maximum measurements - Arched window to the side and window to the rear, both with deep sills. Ceiling light. Coved. Radiator. Power points. Television connection. Recess with storage shelves.

Bathroom

Arched window with deep sill to the rear. Ceiling and wall lights. Fitted with a stylish suite consisting of pedestal wash hand basin with shelf over, Victorian style bath with claw feet and mixer tap with telephone style shower attachment plus full height tiling to surrounding walls and step up to the low level WC. Part tiled walls. Wall mounted mirror fronted bathroom cabinet. Chrome heated towel rail. Laminate flooring.

Second Floor

Bedroom Three

2.92m" x 4.39m" (9'7" x 14'5")

Measurement excludes the stairs and eaves. Stairs rise up and return to a galleried bedroom with deep storage cupboard part way up. Window with deep sill to the rear and skylight to the side. Exposed painted timbers and opening to eaves storage. Lights. Radiator. Power points. Television connection.

Outside

Garden

The property is approached from the road via a wrought iron gate that opens to a gravelled path leading to the front door that is found to the side of the property. A timber gate opens to step leading down to the rear garden. This is attractively landscaped with curving lawns, well stocked mature shrub and flower beds plus trees. There is an ornamental pond, newly built shed and outhouse, which is believed to have been the old wash house. There cellar storage which may be accessed from the path along the back of the cottage. The garden is of a good size and boasts a sunny and private aspect. There is an historic right of way over the top part of the garden - only for neighbours, which has not been used in many years.

Directions

From the Gillingham Office

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.



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.