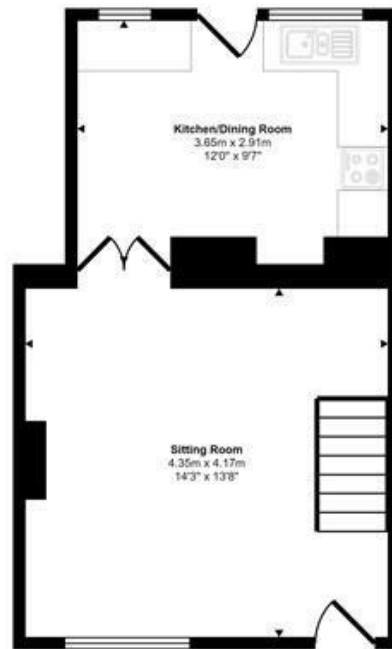


Approx Gross Internal Area
59 sq m / 637 sq ft



Ground Floor
Approx 30 sq m / 322 sq ft

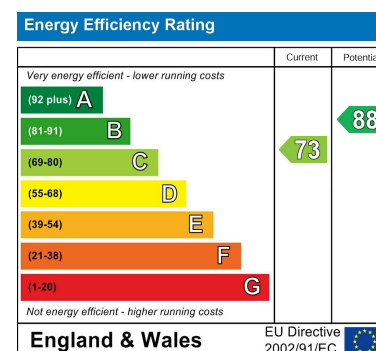


First Floor
Approx 29 sq m / 315 sq ft

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.

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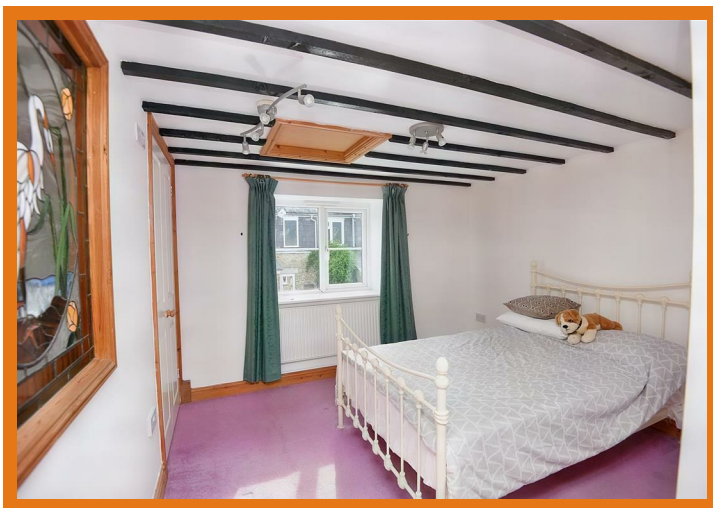


Wyke Court, Wyke Road Gillingham

Offers In Excess Of
£240,000

A great chance to get a foot on the housing ladder for the first time with this charming two double bedroom mid terraced stone cottage, presented to the market with the bonus of no onward chain and enjoying a quiet tucked away location within the conservation area of Gillingham and only five minutes walk of the town centre and ten minutes of the train station. Gillingham provides a wide range of facilities with a selection of individual shops and chain stores, doctor and dentist surgeries and schooling for all ages as well as a variety of entertainment venues. The property forms part of a small development of just eight homes that were converted/built in the mid 1980s, we believe that the cottage was formerly the barn and retains character features, such as, exposed stone walls, deep window sills and exposed beams. Catering to today's expectations the property benefits from uPVC double glazing and gas fired central heating. In addition to being a great first time buy, this delightful cottage would also make a wonderful downsize, weekend retreat or investment for the rental market either as assured shorthold, Airbnb or as a holiday let. A viewing is vital to really appreciate what is on offer, not just the property itself but also the location. An early viewing is urged to avoid missing out on the opportunity to be the next owner.

The accommodation is arranged over two floors - on the ground floor there is a good sized, bright sitting room with feature fireplace and double doors open into a nicely proportioned combined kitchen and dining room and fitted with a good amount of kitchen units and work surfaces. On the first floor there is the bathroom and two double bedrooms. Outside, there are two numbered parking spaces to the rear of the house and an enclosed garden with large timber shed.



ACCOMMODATION

Ground Floor

Sitting Room

uPVC front door with obscured glazed glass panes opens into a spacious sitting room. Window with deep sill to the front. Exposed ceiling beams. Smoke detector. Electrical consumer unit. Wall lights. Two radiators. Power, telephone and television points. Feature stone fireplace with timber mantel. Stair rising to the first floor with recess under and storage cupboard. Part glazed double doors opening to the:-

Kitchen/Dining Room

Window with deep tiled sill and window with low tiled sill overlooking the rear garden plus uPVC door with inset diamond shaped glass pane opening to the rear garden. Ceiling lights. Feature ceiling beams. Recess with exposed stone walls. Radiator. Power points. Fitted with a range of kitchen units with wood fronted doors consisting of floor cupboards, broom cupboard, separate drawer unit and eye level cupboards and cabinets. Good amount of work surfaces with tiled splash back and one and half bowl sink and drainer with swan neck mixer tap. Space for a fridge/freezer. Space and plumbing for a washing machine and dishwasher. Space for a slot in cooker. Wood block flooring.

First Floor

Landing

Ceiling light. Smoke detector. Latch doors to all rooms.

Bedroom One

Window to the front aspect with deep sill. Access to the loft space. Ceiling lights. Exposed feature ceiling beams. Stain glass window to the staircase. Radiator. Power and television points. Large over stairs cupboard housing the gas fired central heating boiler and fitted with a hanging rail.

Bedroom Two

Window with deep sill and view over the rear garden. Exposed feature ceiling beams. Ceiling light. Radiator. Power and telephone points.

Bathroom

Obscured glazed window with deep sill to the side elevation. Extractor fan. Part tongue and groove ceiling. Ceiling light. Heated towel rail. Fitted with a suite consisting of bath with electric shower over and full height tiling to the surrounding walls, vanity wash hand basin with mirror above and low level WC with dual flush facility. Wood effect vinyl flooring.

Outside

Parking and Garden

To the back of the court there are allocated numbered spaces. The property benefits from two spaces and may be found two/three in from the right hand side. From the parking area a gate opens to a paved area of the garden where there is space for bin storage and a good sized timber shed. The rest of the garden is laid to lawn with a gravelled path to one side that leads to a further paved seating area to the back of the house where there is also an outside water tap.

Useful Information

Energy Efficiency Rating C

Council Tax Band B

uPVC Double Glazing

Gas Fired Central Heating from a Combination Boiler

Mains Drainage

Freehold

No Onward Chain

There is an optional fee of £20.00 per month to be used towards the upkeep of the communal areas or a charge as and when required.

Directions

From Gillingham Town

Proceed down the High Street bearing right into Queen's Street. At the junction with Le Neubourg Way turn left and proceed to the traffic lights. Turn right onto Wyke Street and continue forward for a short distance. Turn right into the court and follow the road round in to the parking area. The parking is about two/three in from the right. Postcode SP8 4SQ

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.