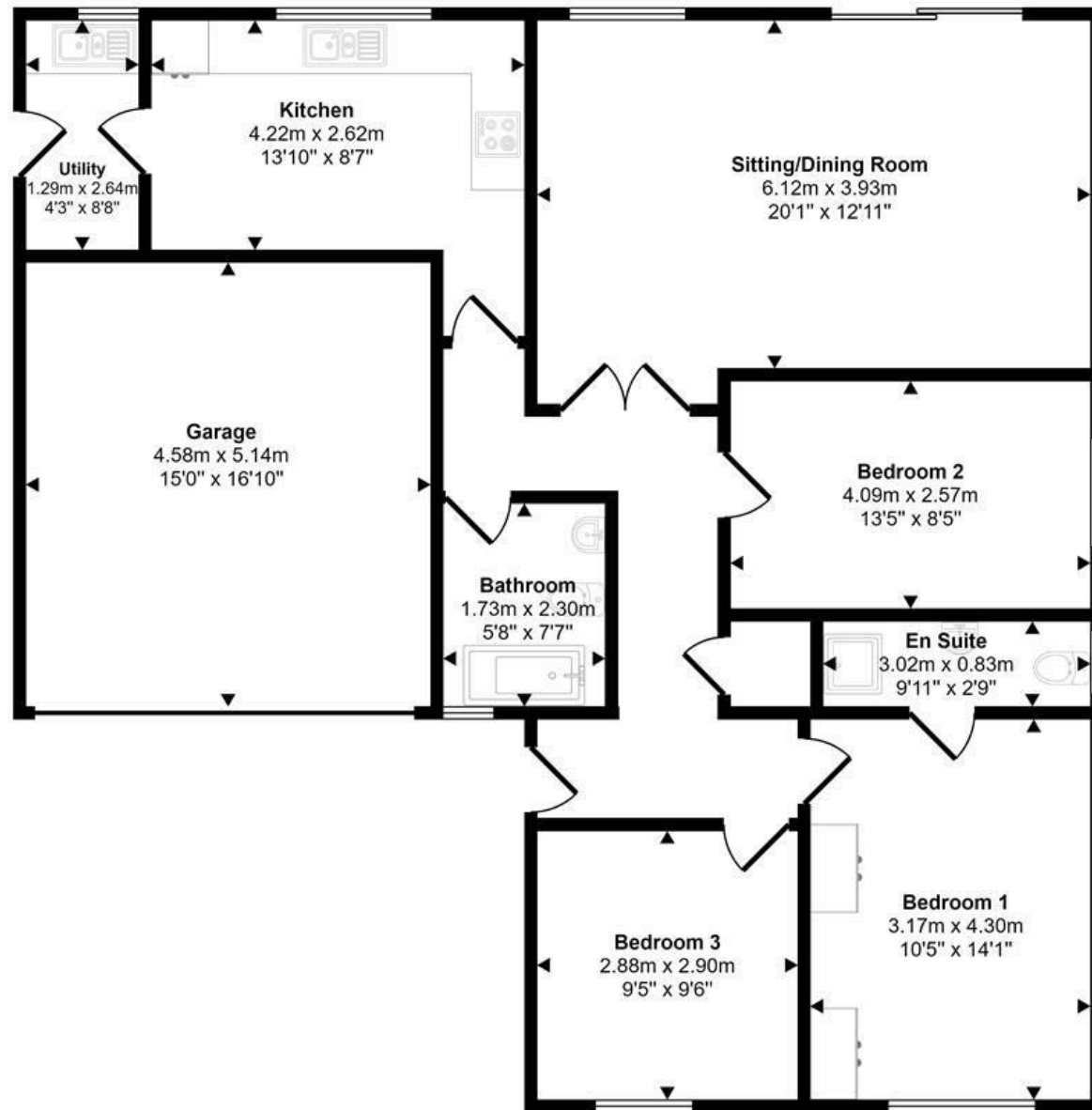


Approx Gross Internal Area  
120 sq m / 1297 sq ft



Wavering Lane West  
Gillingham

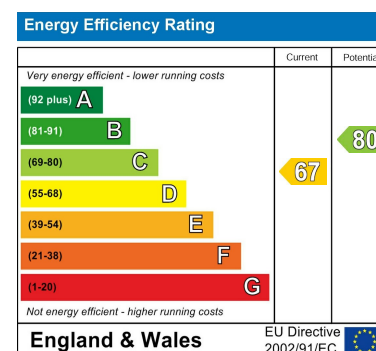
Guide Price  
£415,000

A chance to purchase a wonderful detached bungalow offering well proportioned, bright rooms with three double bedrooms, presented to the market with no onward chain and boasting a quiet position towards the end of a no through lane with countryside views. The bungalow is ideally situated, close to some fabulous river and countryside walks as well as being within easy reach of the town centre and mainline train station. Gillingham provides a wide range of facilities with many independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. We believe that the property is about twenty four years old and has been a much loved and enjoyed home since new. The property has been well cared for during this time and offers comfortable accommodation with the choice to update to one's own taste and style, as and when required. This lovely home enjoys an easy to use layout, uPVC double glazing and gas fired central heating from a combination boiler. A viewing is essential to really appreciate what this delightful home has to offer, not just for the inside space but also the outside, as well as the location. An early viewing is strongly urged so as not to miss out on the opportunity to be the second owner of this home.

The accommodation consists of welcoming entrance hall, spacious sitting/dining room with feature fireplace and sliding door out to the rear garden, kitchen/breakfast room and utility. There is also the main bathroom and three double sized bedrooms, principal with fitted wardrobes and chest of drawers and an en-suite shower room. Outside, there is parking for at least four cars, double garage plus front and rear gardens. DRAFT DETAILS

Floorplan

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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## ACCOMMODATION

### Inside

#### Entrance Hall

Panelled timber front door with glass pane opens into a good sized and welcoming entrance hall. Ceiling lights. Smoke detector. Decorative coving. Central heating thermostat/programmer. Radiator. Power point. Linen cupboard fitted with slatted shelves and plug in electric heater. White panelled doors to the bathroom and bedrooms, part glazed door to the kitchen/breakfast room and part glazed double doors to the:-

#### Sitting/Dining Room

Window with view over the rear garden and sliding patio door opening to the rear paved seating area. Ceiling light. Decorative coving. Two radiator. Power, telephone and television points. Feature fireplace with 'Adams' style surround, marble effect slip and heath and coal effect fire.

#### Kitchen/Breakfast Room

Window with tiled sill overlooking the rear garden. Recessed ceiling lights. Coved. Radiator. Power points. Fitted with a range of kitchen units consisting of tall larder cupboard with shelves, floor cupboards, separate drawer unit and eye level cupboards. Good amount of work surfaces with tiled splash back and one and half bowl stainless steel sink and drainer with mixer tap. Built in double electric oven and gas hob with extractor hood above. Space for a fridge/freezer. Tile effect vinyl flooring. Door to the:-

#### Utility Room

Window with tiled sill to the rear. Recessed ceiling light. Extractor fan. Wall mounted combination gas fired central heating boiler. Radiator. Power points. Fitted with work surface, tiled splash back and stainless steel sink and drainer with mixer tap, floor cupboard under and space and plumbing for a washing machine. Space for other appliances. Coat hooks and wall shelves. Tile effect vinyl flooring. Part glazed door to the side path.

#### Bedroom One

Window with lattice leaded light inlay overlooking the front garden and fields opposite. Ceiling light. Coved. Radiator. Power points. Built in double wardrobe with hanging rails and further wardrobe with hanging rail and shelf, dressing table with chest of drawers under, mirror and light above plus overhead storage cupboards. Door to the:-

#### En-Suite Shower Room

Obscured glazed window with tiled sill to the side elevation. Recessed ceiling light. Extractor fan. Coved. Radiator. Wall mounted bathroom cabinet. Fitted with a suite consisting of low level WC with dual flush facility, pedestal wash hand basin with shelf and mirror above and shower cubicle with mains shower. Vinyl flooring.

#### Bedroom Two

Window to the side aspect. Ceiling light. Coved. Radiator. Power points.

#### Bedroom Three

Window with leaded light lattice inlay, overlooking the frontage and countryside opposite. Ceiling light. Coved. Radiator. Power points.

#### Bathroom

Obscured glazed window with lattice leaded light inlay to the front elevation. Recessed ceiling light. Extractor fan. Coved. Tiled walls. Radiator. Fitted with a suite consisting of pedestal wash hand basin with shelf and mirror above, low level WC and bath with wood panelled side, mixer tap and telephone style shower attachment.

### Outside

#### Double Garage and Drive

The bungalow is approached from the lane onto a brick paved drive with space to park about four cars and leads to the double garage. The garage has a remote controlled up and over door, fitted with light and power plus wall shelves and houses the electrical consumer unit.

#### Gardens

The front garden is laid to lawn with a gravel edge to one side and is enclosed by a mature hedge plus a bed to the side of the drive that is planted with a variety of trees, shrubs and flowers. A timber gate to the side of the garage opens to the rear garden. This has a good sized paved seating area, curved lawn and beds planted with a range of trees, shrubs and flowers. To the other side of the bungalow there is gravelled area for storage. There is also outside lighting and a water tap. The garden is fully enclosed, enjoying a private and sunny aspect.

### Useful Information

Energy Efficiency Rating D  
Council Tax Band E  
uPVC Double Glazing  
Gas Fired Central Heating from a Combination Boiler  
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 Cemetary Road which leads into Rollsbridge. Proceed to the end of the road and turn right onto Wavering Lane West. The property is the second to last one on the right hand side. Postcode SP8 4NR

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.