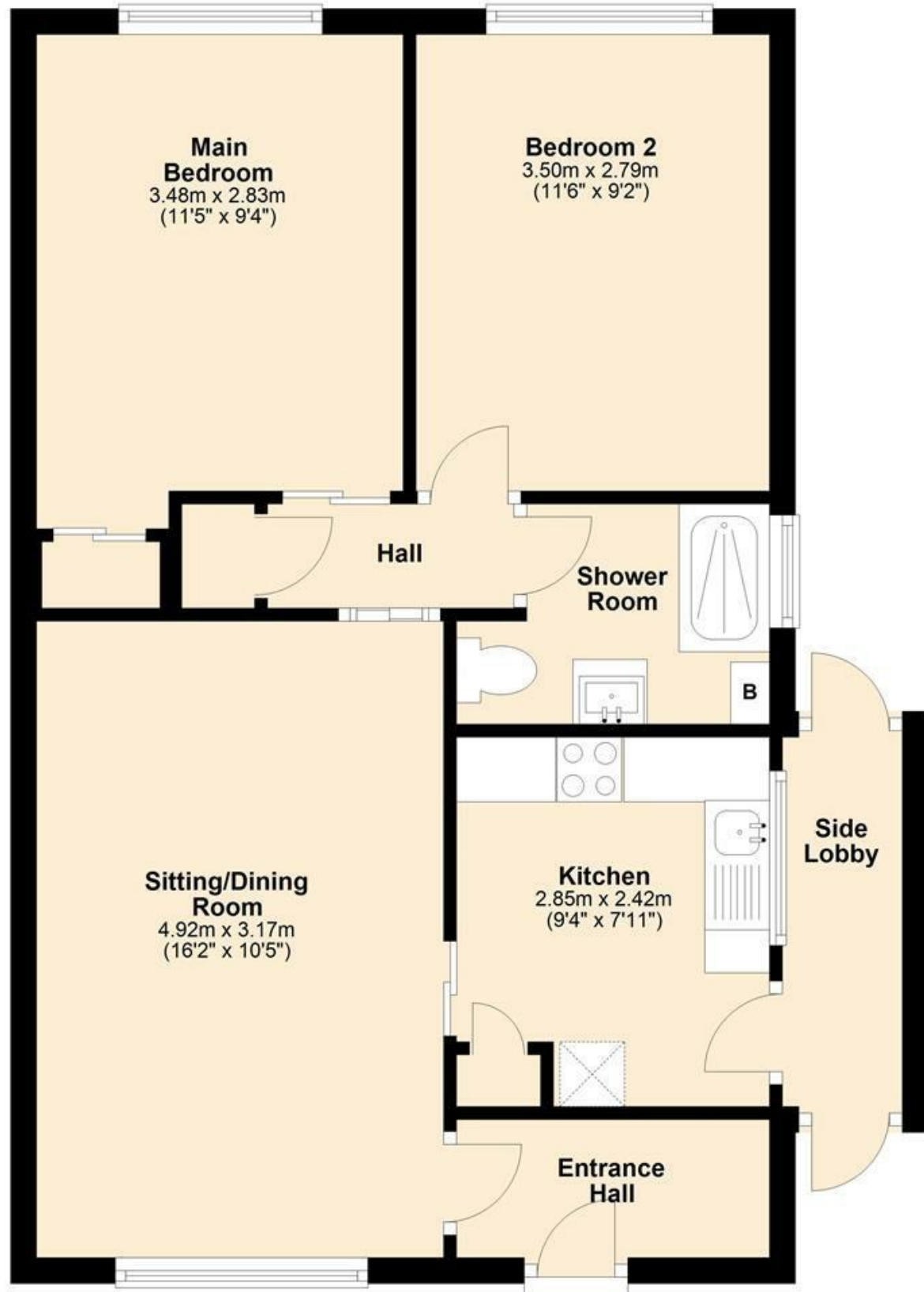


**Ground Floor**  
Approx. 56.7 sq. metres (610.3 sq. feet)



Total area: approx. 56.7 sq. metres (610.3 sq. feet)

Restways  
High Street  
Gillingham  
Dorset  
SP8 4AA

t. 01747 824 547  
gillingham@mortonnew.co.uk  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

# Morton • New

selling and letting properties



Wiltshire Close  
Gillingham

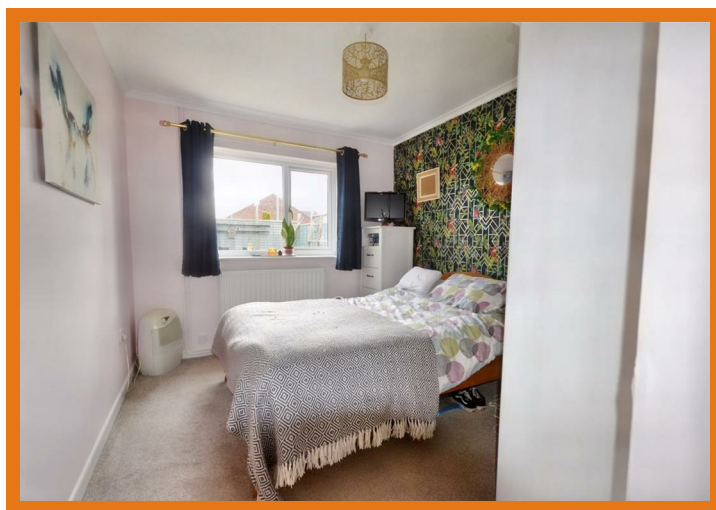
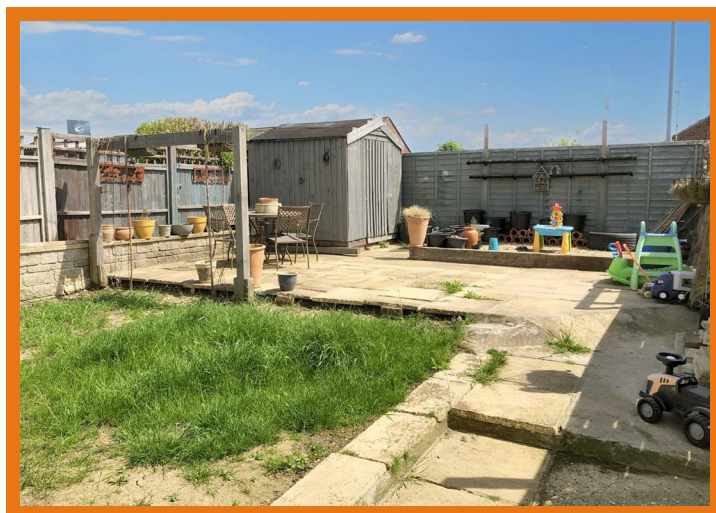
Asking Price  
£215,000

Presented to the market is this delightful semi detached bungalow benefiting from two double sized bedrooms, a recent refurbishment and some wonderful rural views in the distance. The property is located in a popular residential area of other similar properties and is within walking distance to local facilities, which include the Dolphin Inn that serves food, Coop store, hairdressers and fish and chip shop. The town centre and mainline train station are a little further on. The bungalow benefits from replacement kitchen units and recently updated bathroom. In addition, the property has uPVC double glazing and gas fired central heating from a combination boiler. This lovely home offers well proportioned rooms, with plenty of natural light to all rooms and must be viewed to really appreciate just what it has to offer. The bungalow will make a great downsizer in retirement, ideal lock up and leave UK base or even as a first time home. An early viewing is highly recommended to avoid missing out on the chance to own this home.

In brief, the inside accommodation consist of good size entrance hall, that could be used as a study area, large bright sitting/dining room with partial countryside views, kitchen with good amount of cupboards and side lobby linking front and rear. In addition there is a shower room and two double bedrooms, main with built in wardrobe. Outside, there is parking for two cars, single garage with light and power and a nicely proportioned rear garden. There is also a front garden.

Energy Efficiency Rating C - Council Tax Band B - DRAFT DETAILS

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## ACCOMMODATION

### Inside

#### Entrance Hall

1.09m" x 2.41m" (3'7" x 7'11")  
Part glazed door to the front of the property opens into a good sized entrance hall that has enough space for a study area. Ceiling light. Coved. Radiator. Wall mounted electrical consumer unit. Wood effect vinyl flooring. Door to the:-

#### Sitting/Dining Room

4.93m" x 3.18m" (16'2" x 10'5")  
Large window to the front with partial rural view in the distance. Ceiling light. Coved. Radiator. Power and television points. Doorway to the inner hall and to the:-

#### Kitchen

2.84m" x 2.41m" (9'4" x 7'11")  
Window to the side aspect. Ceiling light. Coved. Power points. Fitted with a range of modern sleek finished kitchen units consisting of floor cupboards, separate drawer unit and eye level cupboards. Further floor cupboard with open shelves above. Wood effect work surfaces. Part tiled walls. Stainless steel sink and drainer with mixer tap. Space for slot in cooker. Space and plumbing for a dishwasher. Space for a fridge/freezer.

Wood effect vinyl flooring. Part glazed door opening to the:-

#### Side Lobby

Part glazed uPVC doors opening to the front and to the rear garden. Coat hooks. Outside water tap. Wood effect vinyl flooring,

#### Inner Hall

Ceiling light. Access to the loft space housing the boiler. Good sized linen cupboard with slatted shelves and storage cupboard. Power Point. Door to the shower room, Bedroom One and Bedroom Two :-

#### Main Bedroom

3.48m" x 2.84m" (11'5" x 9'4")  
Window to the rear. Ceiling Light. Coved. Radiator. Power and telephone.

#### Bedroom Two

3.51m" x 2.79m" (11'6" x 9'2")  
Window to the rear. Ceiling Light. Radiator. Power Points.

#### Bathroom

Obscured glazed window with tiled sill to the side elevation. Ceiling light. Heated towel rail. Tiled walls and wood effect vinyl flooring. Bath with shower overhead. Vanity style wash hand basin. Low level WC.

### Outside

### Parking and Garage

5.05m" x 2.79m" (16'7" x 9'2")  
Good sized single garage with up and over door, light and power. Personal door to the opening to the side and into the rear garden. There is parking for two cars on the drive in front of the garage.

### Gardens

The front garden has been gravelled for easy maintenance with stepping stones leading up the garden. The rear garden is laid with paving stones with a small grass area. There is a small gravelled area and a wooden shed for storage to the rear of the garden.

### Directions

#### From the Gillingham Office

Leave the Gillingham office and follow the road down the High Street until you reach the junction. Turn right at the junction, and as you approach the 'co-operative roundabout', take the first exit. Then take the left signposted Wessex Way. Wiltshire Close is the third turning left and the rear of the property can be found on your 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.