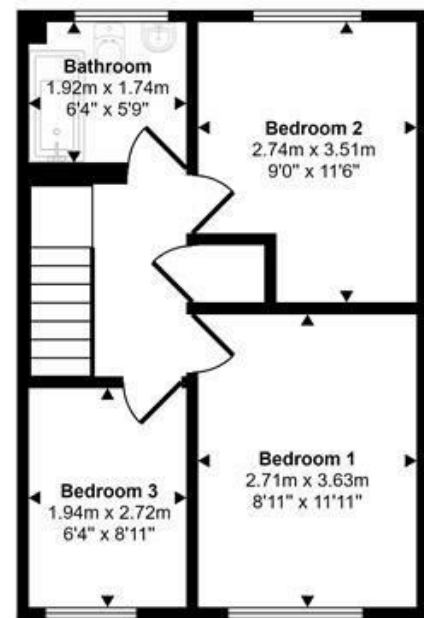


Ground Floor
Approx 36 sq m / 390 sq ft



First Floor
Approx 35 sq m / 376 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.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

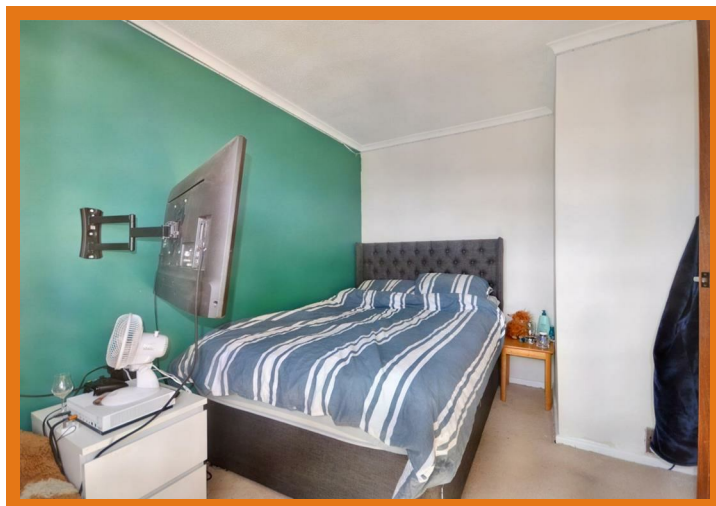


Maple Way
Gillingham

Offers In Excess Of
£210,000

A great opportunity to purchase this delightful, well maintained three bedroom end of terrace home, which boasts some lovely countryside views and is situated in the favoured Wyke area of the town. The property is within walking distance of local facilities such as a One Stop, Hairdressers and primary school. The town is a little further on and offers a selection of supermarkets, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues and takeaway outlets. This lovely home offers a bright aspect and easy layout in a convenient favoured location. The property benefits from gas fired central heating and uPVC double glazing with many of the windows having a Georgian style bar. A viewing is necessary to fully appreciate how easily this home will satisfy many buyers requirements such as - a great first home, wonderful first time family home or even as a downsize or investment for the rental market. An early viewing is suggested to avoid missing out on the chance to be the next owner.

In brief, the ground floor accommodation offers a entrance hall, a bright combined sitting room and dining room as well as a well equipped kitchen and patio doors that open up to the garden. On the first floor, there is a bathroom and three good sized bedrooms. Outside, there is an enclosed garden to the rear, which offers a patio and lawn area. The garage is at the rear of the property next to the two allocated parking spaces.



ACCOMMODATION

Ground Floor

Entrance Hall

White UPVC Front Door . Radiator. Ceiling Light. Coat Hook. Carpet. Stairs rising to the first floor and white door to the :-

Sitting Room

Large window to the front of the property. Ceiling Lights. Radiator. Power, telephone and Television Points. laminate flooring.

Dining Room

White UPVC Patio Doors opening out to garden with partial rural views. Ceiling Light. Radiator. White door to the :-

Kitchen

Window looking out to rear of property. Fitted with a range of kitchen units consisting of floor cupboards and eye level cupboards. Good amount of work surfaces and sink and drainer with tap. Ceiling light. Power points. Space for Washing Machine and Dryer. Cupboard housing fridge freezer. Enclosed Boiler.

First Floor

Landing

Stairs rise up to landing. Access to partially boarded loft space. Airing Cupboard housing the Hot Water Cylinder. Power points.

Bedroom One

window with partial rural views. Ceiling light. Radiator. Power Points.

Bedroom Two

Window to the rear aspect of property. ceiling light. Radiator. Power Points.

Bedroom Three

Window to the front aspect of property. Ceiling Light. Radiator. Power Points.

Bathroom

Pedestal style hand basin. Low level W/C. Bath with electric shower overhead. Heated towel rail.

Outside

Garden

The front garden is mostly laid to lawn for easy maintenance. The rear garden provides a blank canvas for one's own landscaping design and currently offers a patio area with steps down to the

lawn. Gate conveniently leading out to the garage and allocated parking.

Garage and Parking

The Garage is located at the back of the garden out the back gate. There is allocated parking spaces for two cars next to the garage.

Useful Information

Energy Efficiency Rating C
Council Tax Band B
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold

Directions

From Gillingham Office
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 Road and carry on up the hill. Take a left turn onto Broad Robin. Continue passing the shops on your right. Take the next turn right into Maple Way. The property will be found on the right hand side about half way up. Postcode SP8 4RR

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.