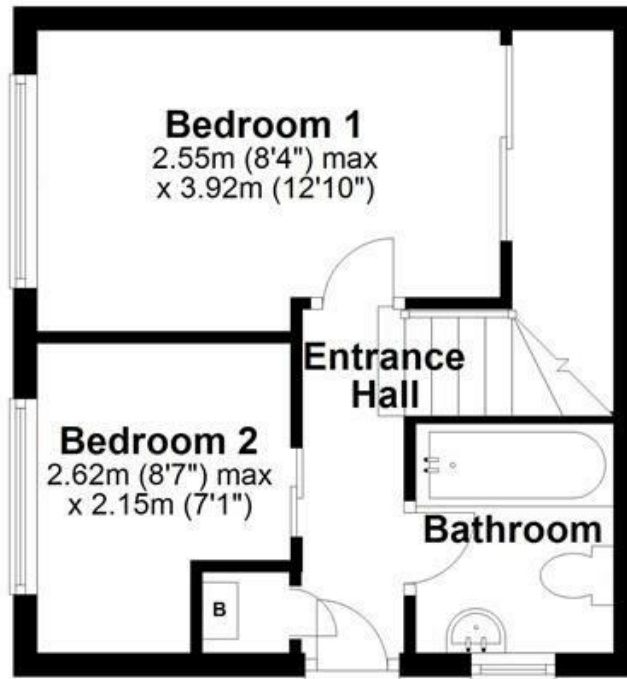


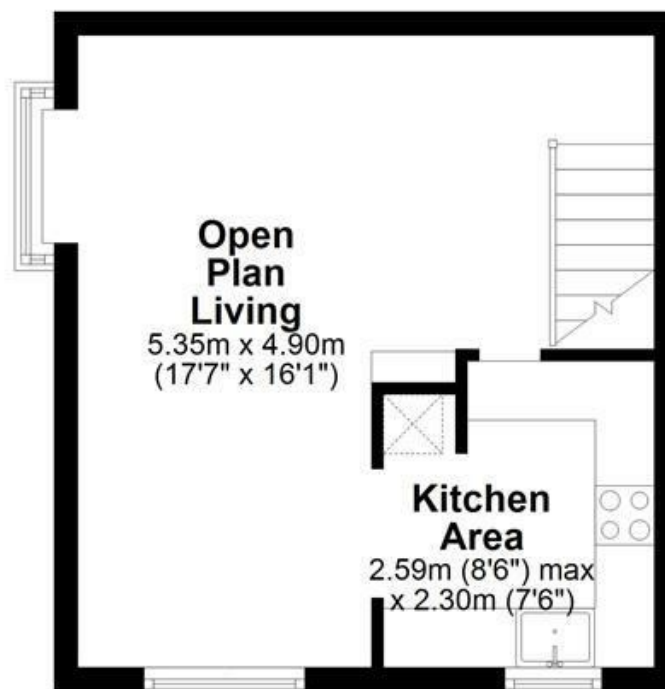
## Ground Floor

Approx. 25.7 sq. metres (276.9 sq. feet)



## First Floor

Approx. 26.2 sq. metres (282.1 sq. feet)



Total area: approx. 51.9 sq. metres (559.0 sq. feet)

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



Highgrove  
Gillingham

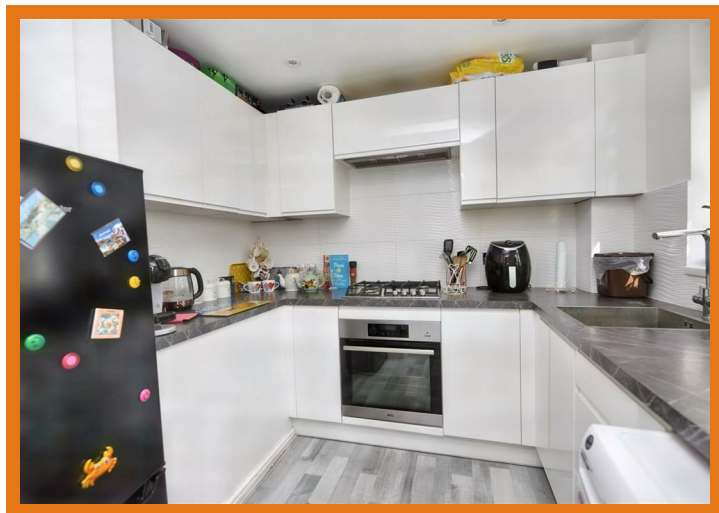
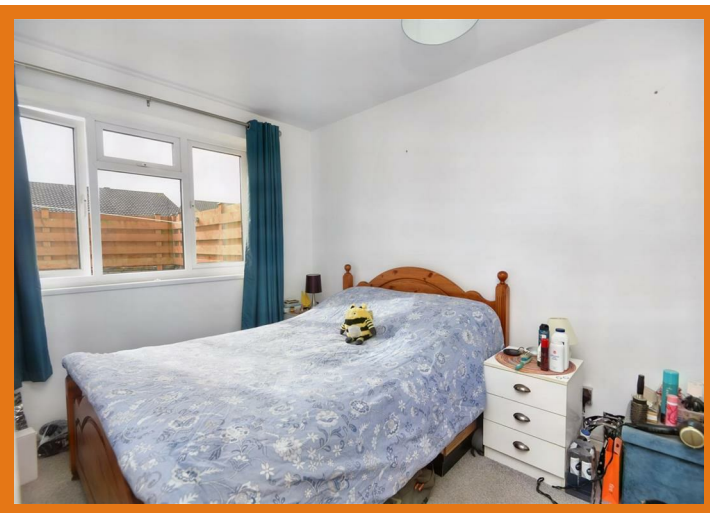
Asking Price  
£200,000

This delightful property boasts a unique upside-down layout, with two bedrooms and an open-plan first floor that creates a bright and spacious on trend open plan living space with designated kitchen area. The property is situated in a quiet residential area of the town, within walking distance to local facilities, which include a Co-op, hairdressers and fish and chip shop plus a public house, which serves food. The town centre and mainline train station are a little further on. The property is also ideally placed with close proximity to some beautiful country and riverside walks.

The property is about twenty three years old and has been a very much loved and enjoyed home to our sellers, whom have maintained the property to a very good standard. The property benefits from uPVC double glazing, gas fired central heating from a combination boiler and has a drive and garage with power. Additionally, this lovely home also has its own outside space, great for relaxing or socialising with friends and offers a blank canvas for one's own landscaping designs.

If you are looking for your first home, this is definitely one not to be missed, whether it is just for one or two of you, or even a small family, the property makes a perfect foot on the housing ladder. It would also make a great addition to an existing rental portfolio or as a first time investment. An early viewing is strongly recommended to avoid missing out on the chance to be the next owner.





## HIGHGROVE, GILLINGHAM

### The Property

#### Accommodation

##### Inside

##### Ground Floor

The front door is located to the side of the house and opens into a welcoming entrance hall with large storage cupboard that houses the boiler and stairs rising to the first floor. There is the bathroom, which is fitted with a pedestal wash hand basin, low level WC with dual flush facility and bath with electric shower over and full height tiling to the surrounding walls. In addition, there are two bedrooms, the main bedroom benefits from fitted wardrobes and both enjoy an outlook over the garden.

##### First Floor

On the first floor there is a bright and roomy open plan space with bay window overlooking the garden, plenty of space for a dining area and seating area. There is an opening

into the kitchen. The kitchen has a window to the side aspect with view of Duncliffe Wood in the distance. Fitted with a range of modern, handleless soft closing kitchen units consisting of floor and eye level cupboards, separate drawer unit and a good amount of laminate work surfaces with inset stainless sink with mixer tap. There is space and plumbing for a washing machine and fridge/freezer plus a built in electric oven and gas hob with extractor hood above.

##### Outside

##### Parking and Garage

The property is approached from the road onto a drive with space to park one car and leads up to the garage. The garage (5.28m x 2.82m/17'4" x 9'3") has an up and over door, fitted with light and power plus rafter storage and window to the side.

##### Garden

A gate from the drive opens to the path leading to the front door and further gate that opens to the

garden. There is also an outside tap. This is laid to lawn, fully enclosed and provides a blank canvas for one's own landscaping design.

#### Useful Information

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

#### Directions

##### From Gillingham

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 heading towards Mere. Turn right into Claremont Avenue and take the third turning left into Highgrove where the property will be found immediately on the right hand side. Postcode SP8 4SA

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.