



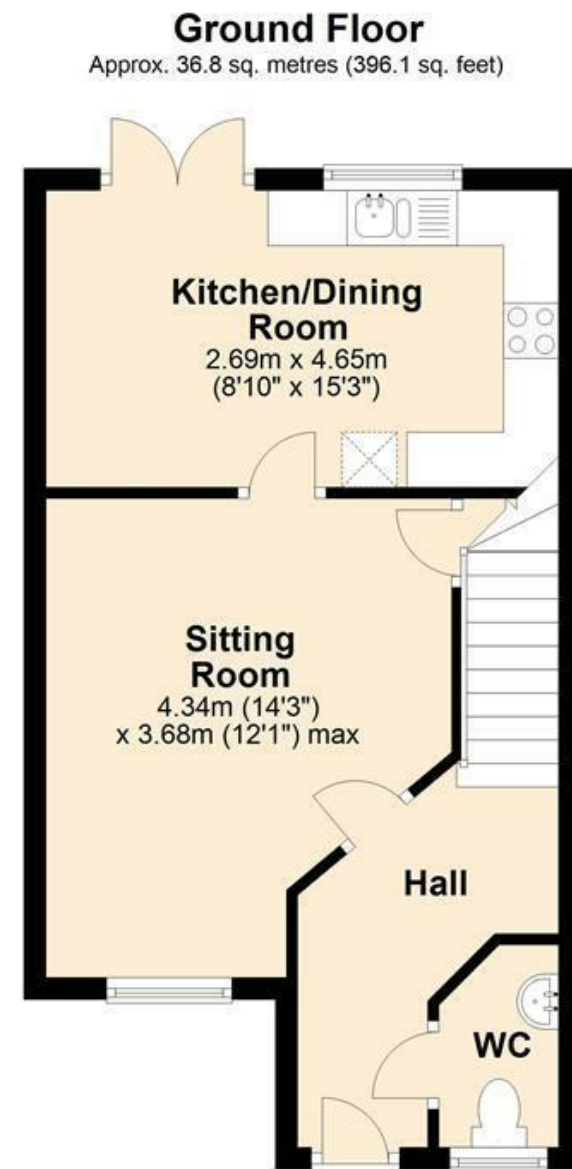
Maple Road  
Shaftesbury

Offers In Excess Of  
£250,000

An attractive semi detached modern family home with three bedrooms, two doubles sized and situated in a popular residential area within walking distance of local amenities, which include a Spar shop. The property was completed nearly Five years ago to a high standard and has been the much loved and enjoyed home to our sellers for the last three years. During this time it has been extremely well cared for and has benefited from upgrades on carpeting and to the first floor and easy to maintain vinyl flooring to the ground floor rooms, the shower heads have also been upgraded. The oven and extractor fan are also non standard extras to the original specification. The property also has the advantage of uPVC double glazing, gas fired central heating from a combination boiler and the remainder of the National House Builder Guarantee. This lovely house would make a great first time buy, first time family home or even as a downsize for retirement. A viewing is essential to appreciate this home and its' location, which is within easy reach of the town where there is a selection of individual shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. The town of Gillingham is just five miles away with a mainline train station serving London, Waterloo and the West Country.

In brief, the ground floor accommodation consists of welcoming entrance hall, sitting room, combined kitchen and dining room plus a cloakroom. On the first floor there is the bathroom and three bedrooms, two are double sized with main benefiting from an en-suite shower room. Outside there is an enclosed rear garden - There is a lawn in the garden with a patio area at the front and rear of the garden. The property also benefits from two parking spaces to the front of the property with scope to create an additional space.

Energy Efficiency Rating B - Council Tax Band C



Total area: approx. 70.0 sq. metres (753.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

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## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Part glazed front door opens into an inviting and bright hall. Ceiling light. Smoke detector. Wall mounted electrical consumer unit. Radiator. Central heating thermostat. Power points. Wood effect vinyl flooring. Stairs rising to the first floor and white panelled doors to the cloakroom and to the:-

#### Sitting Room

Window to the front. Ceiling light. Radiator. Power and television points. Wall shelves. Wood effect vinyl flooring. Door to the under stairs cupboard and to the:-

#### Kitchen/Dining Room

Double doors opening out to the rear garden and window with view over the rear garden. Ceiling light. Radiator. Power points. Wall cupboard housing the gas fired combination central heating boiler. Fitted with a range of modern sleek finished kitchen units consisting of floor cupboards, some with drawers and eye level cupboards. Good amount of wood effect work surfaces with matching upstand. One and half bowl stainless steel sink and drainer with mono tap. Space and plumbing for a washing machine and dishwasher. Built in double electric oven and gas hob with extractor hood over. Space for a fridge/freezer. Wood effect vinyl flooring.

#### Cloakroom

Obscured glazed window with tiled sill to the front elevation. Ceiling light. Radiator. Corner pedestal wash hand basin with tiled splash back. Low level WC with economy flush facility. Wood effect vinyl flooring,

#### First Floor

#### Landing

Stairs rise and curve up to a galleried landing. Ceiling light. Smoke detector. Access to the loft space. Power point. Cupboard with hanging rail and shelf. White panelled doors to all rooms.

#### Main Bedroom

Maximum measurements - Window with outlook to the front. Ceiling light. Radiator. Power and television points. Overstairs cupboard with shelf. White panelled door to the:-

#### En-Suite Shower Room

Obscured glazed window with tiled sill to the front elevation. Ceiling light. AirVac. Low level WC with economy flush facility. Tiled shower cubicle. Pedestal wash hand basin with tiled splash back. Radiator. Wood effect vinyl flooring.

#### Bedroom Two

Window with outlook over the rear garden. Ceiling light. Radiator. Power points.

#### Bedroom Three

Window to the rear aspect. Ceiling light. Radiator. Power points. Internet connection.

#### Bathroom

Obscured glazed window with tiled sill to the side elevation. Ceiling light. Extractor fan. Radiator. Fitted with a suite consisting of low level WC with economy flush facility, pedestal wash hand basin and bath with electric shower over and full height tiling to the surrounding walls. Wood effect vinyl flooring.

#### Outside

#### Parking and Garden

To the front of the property there are two parking spaces with potential to create a further space on the grass to the side - if required. There is access to the rear garden along the side of the house. There is a lawn in the garden with a patio area at the front and rear of the garden.

#### Directions

#### From the Gillingham Office

Leave Gillingham via Newbury heading towards Shaftesbury. At the first roundabout (Ivy Cross) take the fourth exit onto Christy's Lane. At the next roundabout take the first exit onto Pound Lane and continue to the end. Turn left and go through the calming system and continue forward and bear to the left onto Maple Road. The property will be found towards the end on the right hand side.

