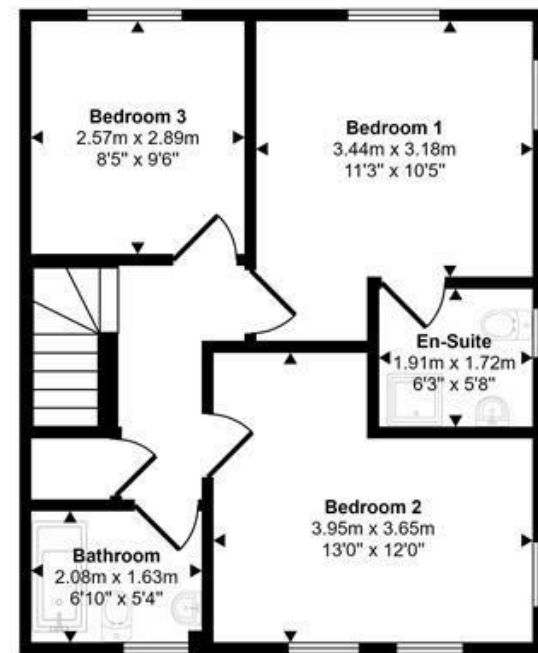


Ground Floor
Approx 49 sq m / 524 sq ft



First Floor
Approx 48 sq m / 515 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.



North Road
Mere

Guide Price
£350,000

An extremely well maintained semi detached modern home, offering well proportioned bright accommodation with three double sized bedrooms, occupying a corner plot in a tranquil area of the town and boasting some delightful views of the Downs in the distance. The property lies on the fringe of the picturesque town of Mere, a highly sought-after town in Wiltshire, known for its charm and community spirit, making it a desirable location to call home. The town caters well for everyday needs with a museum, library, dental surgery and medical centre, post office, Co-op store and fire station. There are also an electrical shop and three village pubs. Further facilities are just a ten minute drive to Gillingham, where there is a selection of supermarkets, including a Waitrose and a mainline train station serving London Waterloo and the West Country.

The property is about nineteen years old and has been a very much loved and enjoyed home to our sellers for the last twelve years. In recent years, the property has benefitted from improvements, which have included the fitting of a new range of stylish, contemporary kitchen units, composite work surfaces and integrated appliances, the en-suite has been updated to a modern suite and a fashionable curved Morso wood burner has been installed in the sitting room - a fabulous addition for those autumn and winter nights. The property also benefits from two allocated parking spaces with a gate, for convenience, into the rear garden. The property makes a great family home, as well as fulfilling many other types of buyers' needs.

Don't miss the opportunity to make this lovely property your home and enjoy the best of country and urban living in this desirable Wiltshire town.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	86
(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	



**The Property
Accommodation**

Inside

Ground Floor

On the ground floor there is a bright and welcoming entrance hall with oak flooring and stairs rising to the first floor. Paned glass doors open to the sitting room and kitchen/dining room with a white panelled door to the cloakroom. The sitting room benefits from a dual aspect with views of the down in the distance and double doors opening to the rear garden. There is also a curved contemporary Morso wood burning stove and oak flooring. The kitchen/dining room enjoys a view over the front garden and is fitted with a range of stylish modern soft closing units consisting of floor and eye level cupboards, separate drawer unit with cutlery and deep pan drawers plus a generous amount of composite work surfaces with matching upstand and inset one and half bowl stainless steel sink fitted with a swan neck mixer tap. There is an integrated fridge/freezer, dishwasher and washer/dryer plus built in double electric oven. There is also a tall cupboard housing the gas fired central heating boiler. The floor is laid to Indian Slate tiles. There is also a cloakroom.

First Floor

On the first floor there is a galleried landing with linen cupboard and bathroom, which is fitted with pedestal wash hand basin with swan neck

mixer tap, low level WC with dual flush facility and bath with mixer tap and full height tiling to the surrounding walls. The floor is laid to wood effect vinyl flooring. There are also three double bedrooms, bedroom two boasts a double aspect as does bedroom one and all take in degree of view over the downs in the distance. Bedroom one also benefits from an en-suite shower room.

Outside

Parking

The parking is accessed from Wellhead and lies to the back of the house. There are two allocated spaces and a gate, which opens to the rear garden.

Gardens

The property is approached from the front via a wrought iron gate that opens to a path, edged by a shrub and flower bed and leads to the front door. The rest of the frontage is laid to lawn and interspersed with trees and shrubs. There is also a greenhouse. A stone chipping path leads along the front and side of the house to the rear garden. Immediately to the back there is a raised seating area with view of the downs and steps going down to the garden level, which is laid to lawn and bordered by flower and shrub beds. There is a double entrance timber shed with dry lined roof and electric supply. The gardens enjoy sun throughout the day and are enclosed by mature hawthorn hedging.

Useful Information

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

Directions

From Gillingham

Follow the road down the High Street until you reach the junction. Turn right and as you approach the 'co-operative roundabout', take the first exit heading towards Mere. At the next roundabout proceed straight over and go through the village of Milton on Stour continuing towards Mere. At the end of the road turn right heading into Mere. Proceed through the village to Hazzards Hill. Turn left in Upper Water Street and next right into North Road. The property will be found on the corner of North Road and Wellhead. Postcode BA126HG

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.