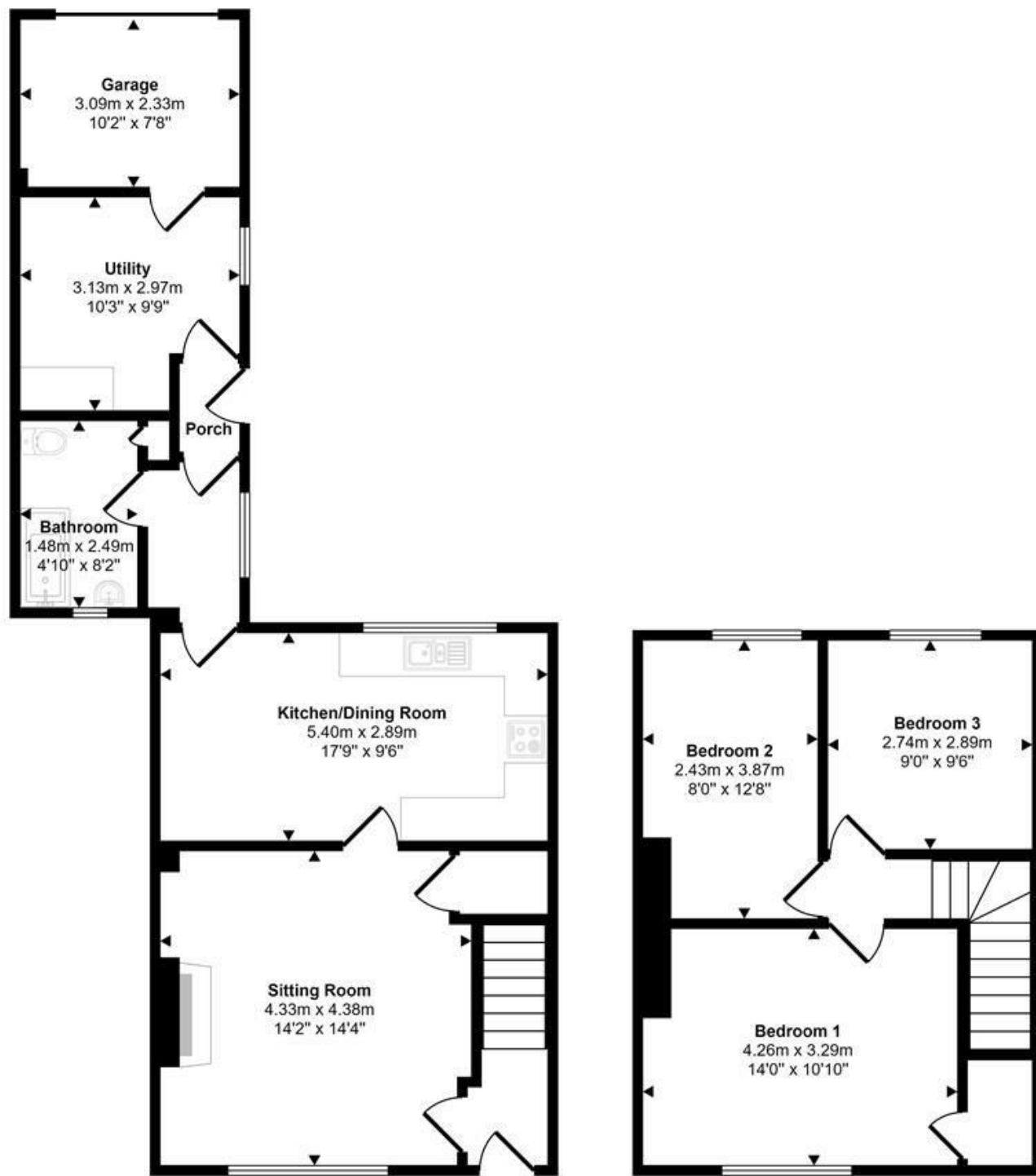


Approx Gross Internal Area
104 sq m / 1119 sq ft



Ground Floor
Approx 65 sq m / 702 sq ft

First Floor
Approx 39 sq m / 418 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			
(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



Lockwood Terrace
Gillingham

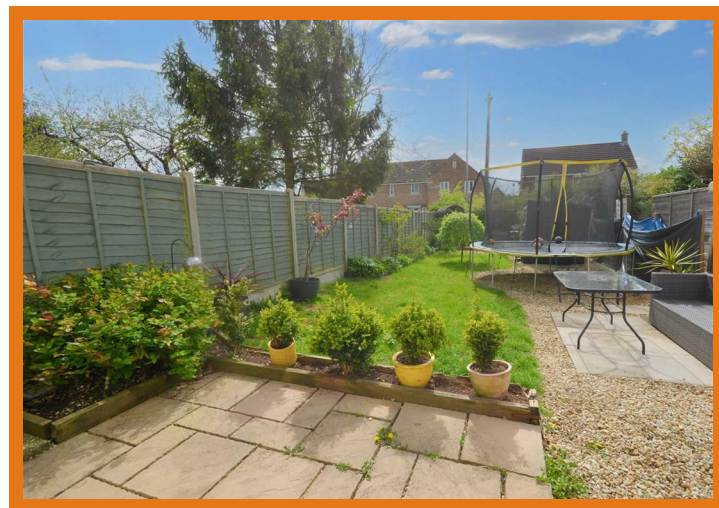
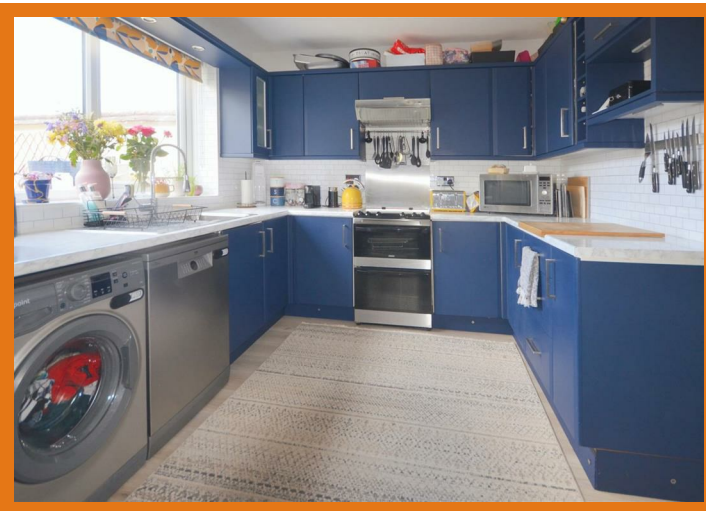
Guide Price
£285,000

A fabulous opportunity to purchase this fully renovated three bedroom semi detached home, which is presented to the market with the advantage of no onward chain. The property also benefits from a garage and parking. Ideally located within an easy walk to local facilities, which include an Aldi supermarket, garden centre and petrol station with attached shop. There is also a vets and other businesses. The town centre and mainline train station are also within easy reach.

We believe that the property dates to the 1930s/50s and has been a very much loved and enjoyed home of our sellers for the last few years. During this time it has been well maintained and has benefitted from improvements, which include the installation of new uPVC double glazed windows, new internal and external doors, the flooring has been replaced throughout and the electrics have been updated. In addition, half of the garage has been converted to provide a useful utility and storage area, With a brand new flat roof & lighting. There is scope to re-instate the garage, if required. The property has also been tastefully redecorated throughout giving the opportunity to move in straight away. Furthermore, the property benefits from a great size loft which could be converted into a bedroom if desired (STPP)

The property benefits from a well maintained courtyard style front garden and a good size mature rear garden, both with outside electrics and taps. This delightful home offers comfortable living and would make a great first time buy or first family home. However, it would certainly meet many other types of buyers and their requirements. A viewing is vital to really appreciate what this home has to offer.

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The Property
Accommodation

Inside

Ground Floor

The front door opens to a spacious entrance hall with doors leading to the kitchen/dinning room, family bathroom and sitting room. The combined kitchen and dining room has been recently updated and offers an open plan space for cooking and entertaining. The kitchen area is fitted with a range of floor and eye level cupboards, cabinets and a wine rack, as well as a generous amount of laminate work surfaces with tiled splash back and a sink and drainer with detachable tap. Plus a built in electric hob, oven and extractor fan. The sitting room has a window to the rear aspect with fitted shutters and enjoys the benefits of a newly fitted wood burner with built in alcoves and storage either side . The family bathroom has a bath with a shower overhead, a vanity style wash hand basin and a low level W/C. The property also benefits from a good sized utility room which has floor and eye level cupboards, electrics for

white goods and plenty of space for extra storage.

First Floor

Stairs rise to a landing with doors leading to three good sized bedrooms with newly fitted radiators and carpets. The principle bedroom has a window looking out to the garden and bedroom two and three looking out to the front of the property. There is also access to the good size loft which has the potential to be converted into a bedroom (STPP)

Outside

Parking and Garage

At the front of the property there is parking for two cars as well as access to the garage which has an up and over door. The garage has power and can also be accessed through the Utility Room.

Gardens

There is a front courtyard style garden which has been well maintained and enjoys a sunny and private aspect. The rear garden can be accessed via the backdoor or with right of access through the neighbouring garden and enjoys a

private aspect. The garden is partly laid to stone sun terrace which is perfect for taking in the sunshine and suitable for garden furniture. The rest of the garden is laid to lawn with mature flowers and shrubs. At the back of the garden there is a shed which has electric.

Useful Information

- Energy Efficiency Rating D
- Council Tax Band B
- Gas Fired Central Heating From a Combination Boiler
- UPVC Double Glazing windows
- HETAS approved fireplace
- 20 Year Flat Roof Guarantee
- Mains Drainage
- Freehold

Directions

From Gillingham

From the Gillingham Office continue up the high street and take the first exit at roundabout down to station road. Continue down Shaftsbury road and take a left into Lockwood Terrace. Follow the road around to the left and the property will be found part way down on the left hand side. Postcode SP8 4LQ.

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.