



Floorplan

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.



Shreen Way  
Gillingham

Asking Price  
£297,500

A delightful two double bedroom detached bungalow situated in a popular residential area of other similar properties. The bungalow boasts easy living accommodation and benefits from ample parking and a good size garage. The bungalow is close to local amenities, which include a Coop, fish and chip shop and hairdressers. The town and the mainline train station are a little further on. The property has been the much loved home to our seller for the last three years and during this time the property has been well maintained. The bungalow also benefits from uPVC double glazing, gas fired central heating and the garden has been beautifully landscaped. The property provides the chance to create a home to one's own taste and must be viewed to appreciate its' potential. In brief, the inside accommodation consists of a entrance hall, double aspect sitting room, kitchen, dining room, shower room and two double bedrooms. There is also a good sized conservatory which can be used as a utility area or hobby room if desired. Outside there is driveway with parking for two cars plus a driveway to the side of the property with space for one car.

An early viewing is strongly recommended to avoid missing out on the chance to purchase this delightful home.

Energy Efficiency Rating C - Council Tax Band C - DRAFT DETAILS

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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	





## The Property

### Accommodation

#### Inside

The front door opens to a spacious and welcoming entrance hall with doors to the sitting room, two bedrooms, dining room, conservatory and kitchen. The sitting room has a window to the front aspect and enjoys a built in TV unit with display shelving. There is a good sized dining room with doors leading to the kitchen. The kitchen is fitted with a range of floor and eye level cupboards. There is a generous amount of work tops with a sink and drainer as well as a gas hob and electric cooker. There is plenty of space for white goods such as a fridge/freezer and dishwasher. There is a door leading to the back garden and the floor is laid to wood effect vinyl flooring. The property benefits from a good size conservatory with doors leading out to the garden. There are two good sized double bedrooms, the principle bedroom

has a window to the front aspect of the property and bedroom two enjoys views of the garden. There is a family bathroom with a low level W/C and a pedestal syle wash hand basin, as well as a good sized airing cupboard housing the combination boiler.

#### Garage and Parking

The driveway at the front of the property fits two/ three vehicles as well as the gated driveway which would fit one more car. The garage has electric and is a good size, you can access the garage via the gated driveway through the up and over door or the side entrance from the garden.

#### Garden

The garden enjoys a sunny and private aspect and has been landscaped by the current vendors. The garden is mainly laid to lawn with a stone wall separating it from a gravelled area, which is ideal for entertaining. There is also a side gate leading to the driveway. The garden is a great size and there is scope to make it your own.

### Useful Information

Energy Efficiency Rating C  
Council Tax Band C  
Gas Fired Central Heating From a Combination Boiler  
UPVC Double Glazed Windows  
Mains Drainage  
Freehold

### Directions

**From the Gillingham Office**  
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 last exit onto Bay Road. Take the third turning left into Shreen Way. The property will be found on the left hand side, after passing Brookside on your right. Postcode SP8 4EL.

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.