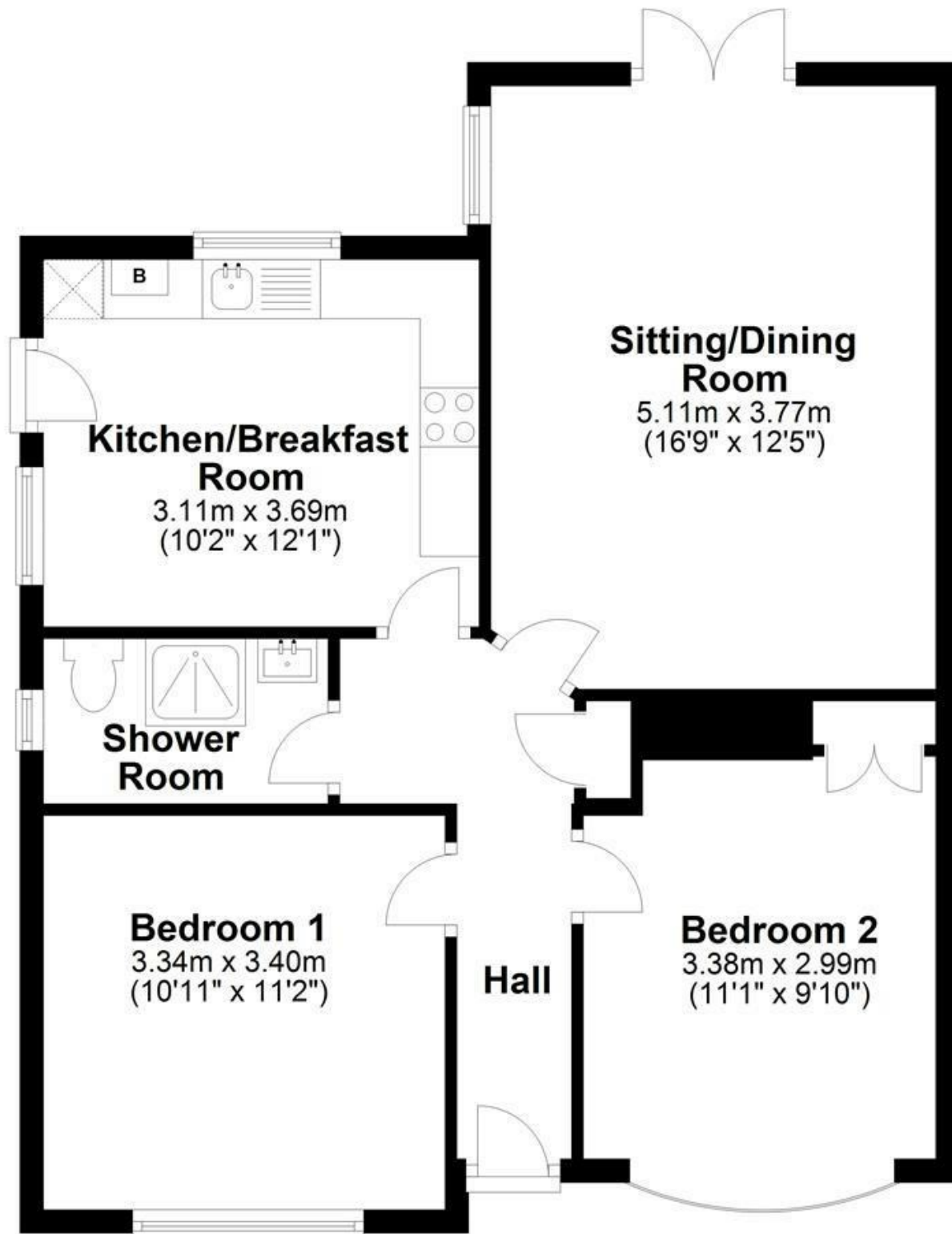


Floor Plan
Approx. 63.9 sq. metres (688.1 sq. feet)



Total area: approx. 63.9 sq. metres (688.1 sq. feet)

Restways
High Street
Gillingham
Dorset
SP8 4AA

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



Victoria Road
Gillingham

Guide Price
£320,000

An opportunity not to be missed - a rare chance to purchase a delightful, individual detached bungalow with two double bedrooms and boasting a large private and sunny rear garden. The bungalow is situated towards the end of a quiet cul de sac and in a prime location not far from the town's high street, as well as the mainline train station. Gillingham offers a complete range of facilities with independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. The bungalow is also ideally placed with easy access to country and riverside walks.

The bungalow was built in the early/mid 1960s and has been a loved and enjoyed home to our seller for the last thirteen years. During this time it has been very well maintained and improved. Many of the windows were replaced in the early years, LED lighting has been fitted, wood flooring laid to the sitting/dining room and a new central heating boiler was installed about seven years ago. More recently, the shower room has been fitted with a contemporary suite with laminate panelled walls for easy cleaning and maintenance. In addition, there is cavity wall insulation and roof insulation. The bungalow's location offers a tranquil retreat and the large garden is perfect for green-fingered enthusiasts or those seeking plenty of outdoor space. There is also generous parking on the drive and in the garage plus extra parking could be created, if needed.

The bungalow presents a fantastic opportunity for you to add your own personal touch and create the home of your dreams.



The Property

Accommodation

Inside

A path from the drive leads to the front door. This opens into a long hall, which has a useful storage cupboard, access to the part boarded loft space with light and drop down ladder as well as solid oak doors to all rooms. The bright and spacious combined sitting and dining room enjoys an outlook over the rear garden with double doors opening to the rear paved sun terrace plus wood flooring and oak skirting boards. There is a good size kitchen/breakfast room with window overlooking the drive and window with view over the rear garden as well as a door opening to the drive. It is fitted with a range of country style units consisting of floor cupboards with drawers and eye level cupboards, good amount of work surfaces with tiled splash back and stainless steel sink and drainer with swan neck mixer tap. There is an integrated fridge/freezer and built in electric oven and ceramic hob with extractor hood above plus space and plumbing for a washing machine. The two double bedrooms have double glazed windows with a lattice leaded lay overlooking the front garden and bedroom

two has a built in wardrobe with overhead storage. The shower room has recently been refitted with a contemporary suite consisting of low level WC with dual flush facility, vanity wash hand basin with mirror fronted bathroom cabinet above and shower cubicle with mains shower and choice of monsoon or hand held shower head. The walls are fitted with laminate panelling for easy cleaning and maintenance and the floor laid to tiles.

Outside

Garage and Parking
The bungalow is approached from the cul de sac onto a long drive with space to park three cars comfortably and leads up to the garage. The garage measures - 4.65 m x 2.62 m/15'3" x 8'7" - and has an up and over door and is fitted with light and power plus rafter storage.

Gardens

The front garden is laid to lawn with shrub and flower beds and enclosed in part by hedgerow and low brick wall. A gate close to the garage opens to a good sized paved sun terrace with an outside tap and lighting. The rest of the large garden is grassed and has two raised vegetable beds. There are shrubs and a variety of

trees, including a eucalyptus, corkscrew willow, lilac and acer plus an eating apple tree and a cherry style tree. The garden offers plenty of scope for one's own design, boasts a high degree of privacy and enjoys a sunny aspect.

Useful Information

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

Directions

From Gillingham High Street
Proceed up the High Street. Turn left opposite the doctors' surgery into Hardings Lane, then right into Victoria Road where the property will be found towards the end of the cul de sac on the right hand side. Postcode SP8 4HY

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.