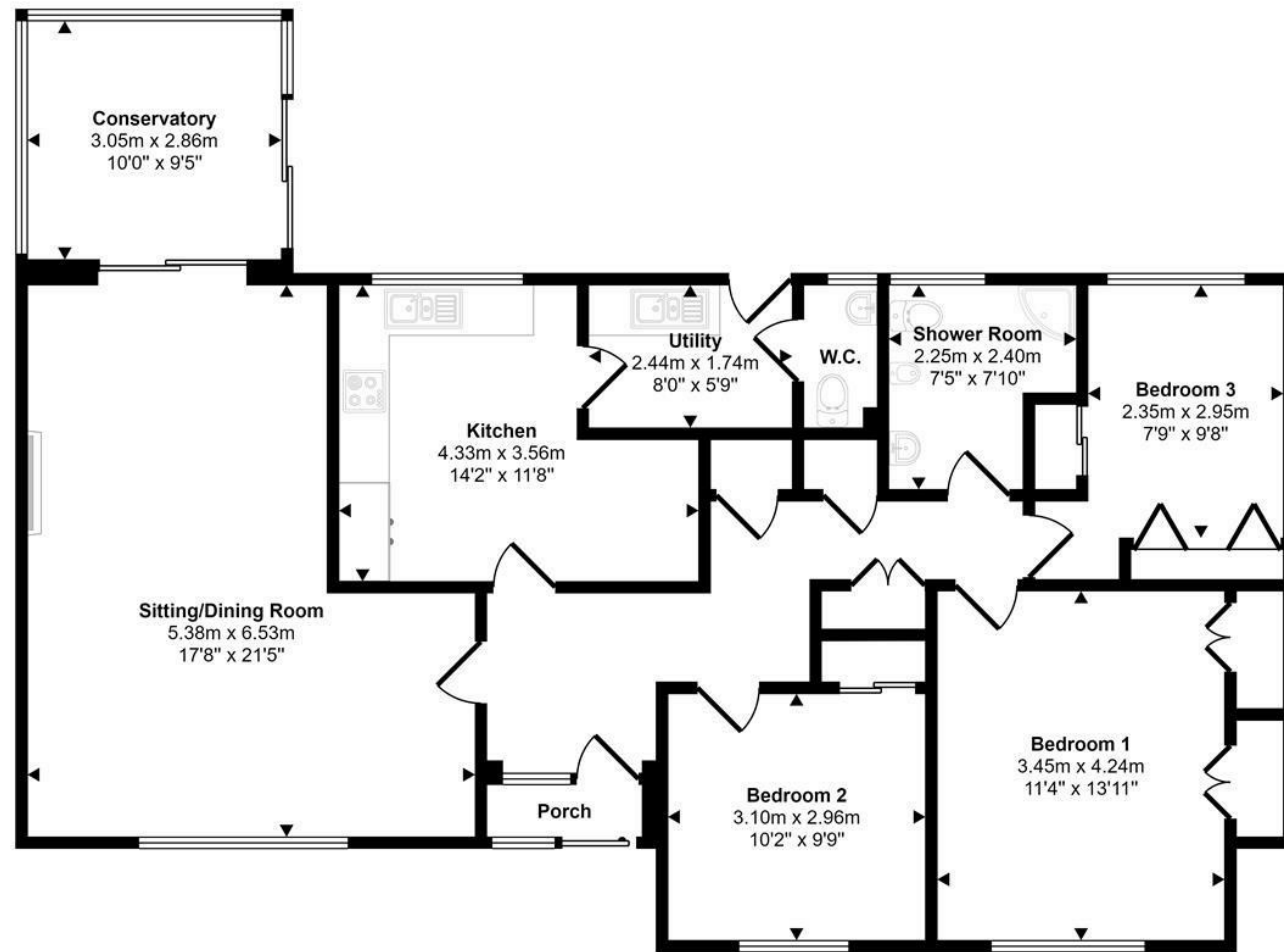


Approx Gross Internal Area
117 sq m / 1257 sq ft



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.



Freame Way
Gillingham

Guide Price
£475,000

A well proportioned and well maintained detached bungalow offering bright well laid out accommodation with three double bedrooms, all with built in wardrobes, presented for sale with no onward chain and situated in one of the most sought after roads in the town. The property is located in the popular Wyke area of Gillingham, where town and country merge yet within easy reach of local facilities which include a One Stop with post office, pet shop and hairdressers as well as a primary school. The town centre is a little further on as is the mainline train station serving London Waterloo and Exeter St. David's.

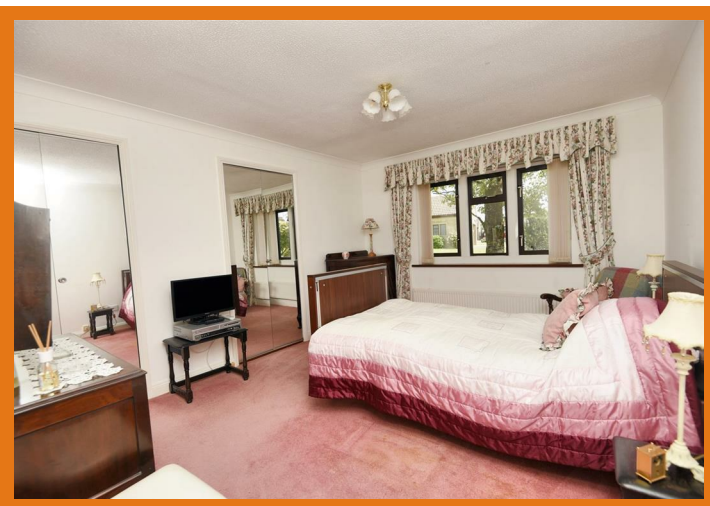
The bungalow has been a very much cherished and enjoyed home for the last thirty years and offers comfortable accommodation with scope to improve, enabling you to tailor a home to your own taste and needs. A great opportunity to transform an already lovely bungalow into the home of your dreams. The property benefits from a spacious L shaped sitting/dining room with plenty of room for entertaining friends or simply relaxing with family and has an open fireplace, which adds a touch of warmth and character to the home. The conservatory enjoys a view over the garden and a perfect place for a morning coffee or afternoon tea. The kitchen has ample space for a dining table and chairs, making it the ideal spot for breakfast or for hosting a small dinner party. There is plenty of parking and a double garage that provides extra storage space or the opportunity for a workshop for those with a creative flair.

This is a wonderful chance to purchase a fabulous home on the fringe of the town in a peaceful and sought after area. An early viewing is urged to avoid missing out on being the next owner.

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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		
(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	



The Property

Accommodation

Inside

From the pavement the property is approached via a paved path to a sliding door that opens into a useful porch. A panelled timber door with peephole and full height window to one side opens into a welcoming entrance hall. This has a double cloaks cupboard, further storage cupboard and the airing cupboard housing the hot water cylinder. There is access to the loft space, shower room and the bedrooms plus paned glass doors to the kitchen/breakfast room and the sitting room. The sitting room has a window overlooking the front garden, open fireplace with stone surround and sliding door that opens into the conservatory. This enjoys a view over the rear garden with sliding door opening to the garden. The windows and roof are fitted with blinds. There is a good sized kitchen/breakfast room, which is fitted with a range of floor cupboards with drawers, tall larder cupboard and eye level cupboards with counter lighting under. There is a good amount of work surfaces with tiled splash back and stainless steel sink and drainer with swan neck mixer tap. Included in the

sale is the built in eye level double oven and ceramic hob with an extractor hood above. There is space for a fridge/freezer and space and plumbing for a dishwasher. A paned glass door from the kitchen opens to the utility room, which has floor and eye level cupboards, houses the gas fired central heating boiler and has doors to the rear garden and cloakroom. The shower room is fitted with a modern suite consisting of built in vanity wash hand basin and WC with cupboards plus work surface above and mirror fronted bathroom cabinets and a corner shower with mains shower. All three bedrooms are double sized and have mirror fronted bi-folding doors to the built in wardrobes.

Outside

Double Garage and Parking
The garage and parking are located off the cul de sac just after the property. There is space to park two cars in front of the double garage, which has two up and over doors and fitted with light and power. There is also rafter storage, window to the rear with outlook over the rear garden plus a personal door to the side opening to the rear garden.

Gardens

From the drive there is a timber lockable gate to the rear garden and path leading along the side of the bungalow to the front. The garden is laid to lawn and planted with trees and shrubs. The rear garden is partly laid to lawn with a good sized paved patio and beds planted with a variety of trees, shrubs and flowers. There is also outside lighting and a water tap. To the side of the property there is more garden and a greenhouse. The rear garden is fully enclosed, boasting a high degree of privacy and a sunny aspect.

Useful Information

- Energy Efficiency Rating tba
- Council Tax Band F
- Double Glazed Windows
- Gas Fired Central Heating
- Mains Drainage
- Freehold
- No Onward Chain

Directions

From Gillingham Town

Head out of the town towards Wincanton onto Wyke Road. Take a left turn onto Broad Robin. Take the fourth turning right into Freame Way. The property will be found on the left hand side. Postcode SP8 4RA

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.