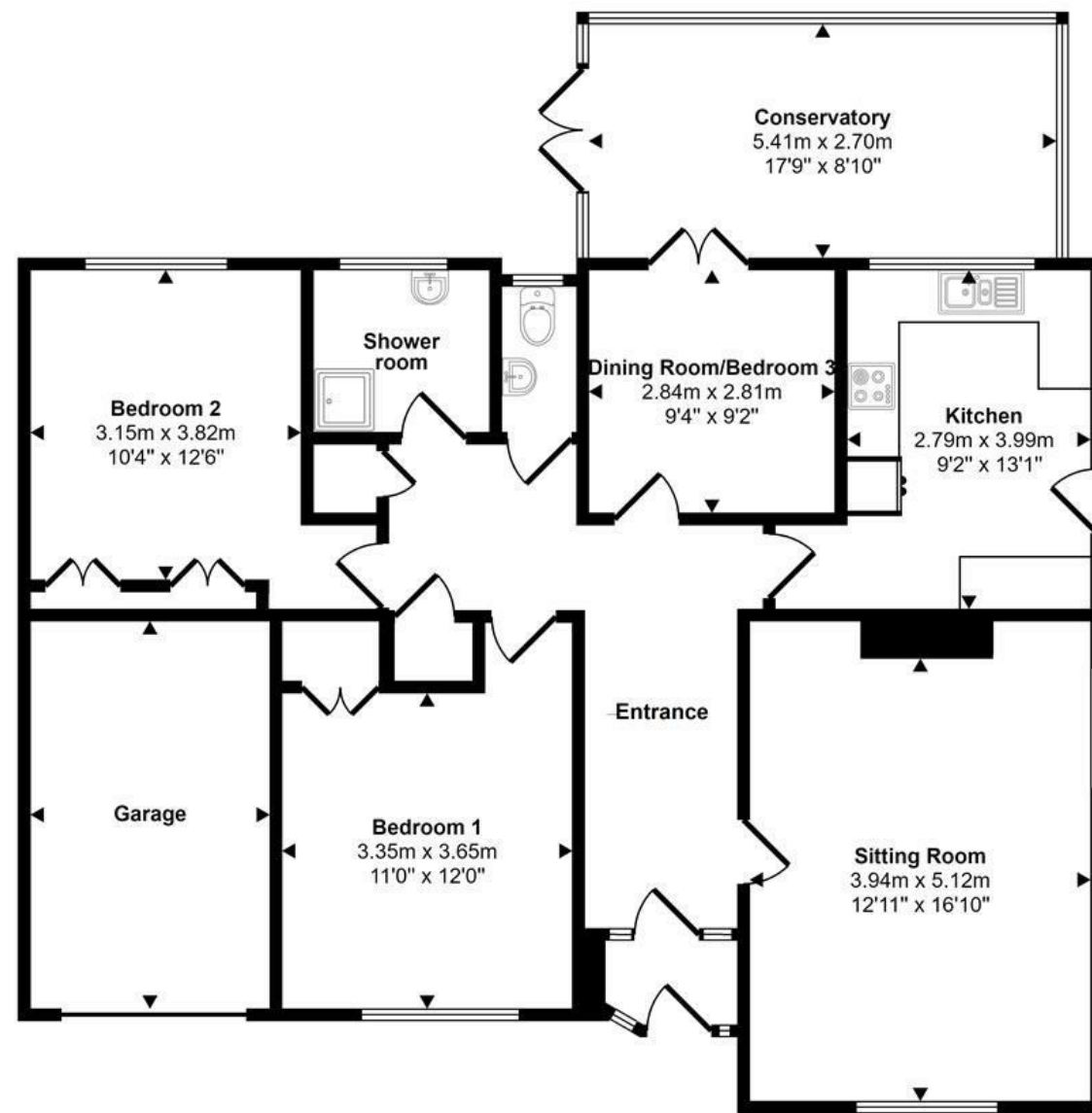




Ground Floor

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 Snappy 360.



Freame Way
Gillingham

Guide Price
£425,000

SOUGHT AFTER AREALARGER THAN AVERAGE BUNGALOW***CUL DE SAC LOCATION***PRIVATE SUNNY GARDEN***GARAGE WITH AMPLE PARKING***PLEASE CALL NOW TO ARRANGE A VIEWING***

In brief, the inside accommodation consists of useful porch, bright and spacious entrance hall, dual aspect sitting room with feature fireplace, kitchen fitted with plenty of storage cupboards and two double bedrooms. There is also a dining room that could be used as an occasional bedroom with double doors out to the conservatory. There is also a separate cloakroom and shower room. Outside, there is driveway parking for two cars, larger than average garage plus front and rear gardens.

Energy Efficiency Rating D - Council Tax Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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ACCOMMODATION

Inside

Porch and Entrance Hall

uPVC door with matching side panel opens into a useful porch with tongue and groove ceiling, exposed stone wall and tiled floor. Timber panelled door with full height windows to either side opens into a spacious and welcoming entrance hall. Ceiling lights. Smoke detector. Access to the part boarded loft space with fold down ladder and fitted with light. Coved. Radiator. Central heating thermostat. Power and telephone points. Airing cupboard housing the hot water cylinder and fitted with slatted shelves. Further storage cupboard fitted with shelves. White panelled doors to the cloakroom, shower room, dining room and bedrooms. Pane glass door to the kitchen and to the:-

Sitting Room

Benefitting from a dual aspect with windows to the side and overlooking the front garden. Ceiling lights. Coved. Two radiators. Power, telephone and television points. Fireplace with polished stone surround and coal effect gas fire.

Kitchen

uPVC glazed door to the side and window with leaded light inlay and tiled sill overlooking the rear garden. Ceiling light. Coved. Central heating programmer. Radiator. Power and television point. Fitted with a range of wood fronted kitchen units consisting of floor cupboards with drawers, separate drawer unit and eye level cupboards and cabinets with open ended display shelves. Generous amount of work surfaces. Part tiled walls. One and half bowl stainless steel sink and drainer with mixer tap. Space for a fridge/freezer. Space and plumbing for a washing machine. Built in eye level double electric oven with storage cupboards above and below. Gas hob with extractor hood over. Tile effect vinyl flooring.

Dining Room

(Could be used as an occasional bedroom) Ceiling light. Coved. Radiator. Power points. Double doors with a leaded light inlay open out to the:-

Conservatory

Of uPVC double glazed construction with windows to the sides and rear plus double doors to the side opening to the paved seating area. Fitted blinds. Radiator, power and television points. Ceramic tile effect vinyl flooring.

Bedroom One

Window with outlook over the front garden. Ceiling light. Coved. Radiator. Power and television points. Built in double wardrobe with folding mirror fronted door, hanging rail and shelf.

Bedroom Two

Window with view over the rear garden. Ceiling light. Coved. Radiator. Power points. Two built in double wardrobes with hanging rail and shelves.

Shower Room

Obscured glazed window with tiled sill to the rear elevation. Ceiling light. Coved. Tiled walls. Chrome heated towel rail. Fitted with a walk in shower with seat and electric shower plus laminate panelled walls and pedestal wash hand basin. Slate effect tiled floor

Cloakroom

Obscured glazed window with tiled sill to the rear elevation. Ceiling light. Coved. Fitted with a low level WC with dual flush facility and wall mounted wash hand basin with tiled splash back. Useful tiled shelf. Wood effect vinyl flooring.

Outside

Garage and Parking

The property is accessed from the cul de sac onto a tarmacadam drive with space to park two cars comfortably and leads up to the garage. This has an electric remote controlled roll up door. Fitted with light and power. Housing the gas fired central heating boiler and electrical consumer unit.

Gardens

The front garden is laid to lawn with a path from the drive leading to the front door and gate to the side, which provides access to the rear garden. This is partly laid to lawn plus gravelled and paved seating areas. There are well stocked shrub and flower beds and a large timber garden shed. To the side of the bungalow there is a paved area -ideal for bins or garden storage. The garden is of a good size, enjoying a sunny and private aspect.

Directions

From Gillingham Town

Proceed down the High Street bearing right into Queen's Street. At the junction with Le Neubourg Way turn left and proceed to the traffic lights. Turn right onto Wyke Street and carry on up the hill. Take a left turn onto Broad Robin. Continue passing the shops on your right. Take the fourth turning right into Freame Way and take the second turning right where 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.