



Ground Floor  
Approx 45 sq m / 483 sq ft



First Floor  
Approx 46 sq m / 496 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.



## Queen Street Gillingham

Guide Price  
£200,000

A great opportunity to purchase this two bed, mid terrace home, presented to the market with the bonus of no onward chain and ideally located just a short walk to local facilities, which include a Co-op, hairdressers and public house. The property is also close to the town centre facilities that include a range of independent shops, chain stores, public houses and schools catering for all ages. There is also a health care and leisure centre. We believe the property was built in the early 1900's and has been well maintained over the years. The property boasts many character features such as the two decorative fire places in the dining and sitting room, as well as an easy living layout and bright aspect. A viewing is necessary to fully appreciate how easily this home will satisfy many buyers requirements such as - a great first buy, wonderful first time family home or even as a downsize or investment for the rental market.

An early viewing is suggested to avoid missing out on the chance to be the next owner.

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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	86	69





## The Property

### Accommodation

#### Inside

**Ground Floor**  
Upon entering the property there are doors leading to the reception rooms and kitchen as well as stairs rising to the bedrooms. There are two good size reception rooms, both with decorative fireplaces. with flexibility to use as a sitting room, dining room or office space. The kitchen has a range of eye and floor level cupboards and a good amount of work top space. There is space for a fridge, dishwasher and cooker. The boiler is housed in the kitchen and rear access to the garden.

#### First Floor

Stairs rise to the first floor where there is a spacious landing with doors leading to the two bedrooms and the bathroom. Both bedrooms are good sized doubles, with plenty

of light flooding through from the large windows. The family bathroom has a bath with an overhead shower, low level w/c and pedestal style wash hand basin. There is a large airing cupboard in the bathroom.

#### Outside

**Garden**  
The garden can be accessed via the kitchen. There is a paved sun terrace, perfect for soaking up the sun and entertaining family and friends, to the front of the garden. To the rear if the garden there is raised lawn area which enjoys a sunny aspect and has lots of potential to be updated to ones own taste.

#### Useful Information

Energy Efficiency Rating C  
Council Tax Band  
Double Glazed Windows  
Gas Fired Central Heating  
Mains Drainage  
Freehold

## Directions

### From Gillingham Office

Follow the road down the High Street and just before the main road junction turn right onto Queen Street. The property will be found a short distance on the left hand side. Postcode SP8 4DT.

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.