



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.

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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive	2002/91/EC



## Queen Street Gillingham

Asking Price  
£185,000

\*\*\* END OF CHAIN \*\*\* TWO LARGE DOUBLE BEDROOMS \*\*\* GARDEN \*\*\* WALKING DISTANCE TO THE TOWN CENTRE \*\*\*

A fabulous chance to get a foot on the housing ladder with the spacious mid terraced home that offers around 979 sq. ft (91 sq. m) of living space with two double sized bedrooms and two interchangeable reception rooms. The property is presented to the market with the bonus of no onward chain and is ideally located just a few steps from a Co-op store, hairdressers and fish and chip shop. The town centre is just a short walk away where there is a range of independent shops and chain stores, public houses, doctor and dentist surgeries and schooling for all ages. Gillingham also benefits from a mainline train station, serving London Waterloo and Exeter St. David's.

We believe the property was built in the early 1900's and has been well maintained over the years. It now offers the potential for you to update, add your own personal touches and create the home of your dreams. The two reception rooms allow you to make the choice as to how you use them - there is plenty of space in both for relaxing and dining with family and friends plus room for a study area. Adding to the warmth of the rooms - both have fireplaces. The two double bedrooms are great for you and your family or for overnight guests and can also double up as a work from home space, if require.

Outside, there is your own outdoor space that is waiting for you to create a garden to your own style and preferences - a place where you can unwind after a hectic day or host a summer barbecue for family and friends.

The property is an ideal first time purchase but would fulfil many other types of buyers and needs to viewed to fully appreciate all that it has to offer.

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

### Accommodation

#### Inside

**Ground Floor**  
From the entrance hall there are doors leading off to the two reception rooms and stairs rising to the first floor. Both the reception rooms have fireplaces and are interchangeable allowing you to tailor the accommodation to your own needs. From the dining room there is a door to the kitchen.

The kitchen has a window to the side and door that opens to the side. It is fitted with a range of floor cupboards - some with drawers and eye level cupboards. There is a good amount of work surfaces with a tiled splash back and stainless steel sink and drainer with a mixer tap. There are spaces for appliances and the wall mounted gas fired central heating boiler is also located in the kitchen.

#### First Floor

Stairs rise to the first floor where there is a spacious landing with doors leading off 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 WC and pedestal style wash hand basin plus the airing cupboard.

#### Outside

##### Garden

The rear garden is access from the kitchen. There is a paved sun patio, immediately to the back of the house that is perfect for soaking up the sun and entertaining family and friends with the remaining garden being terraced and laid to lawn. The garden enjoys a sunny aspect and has lots of potential to be landscaped to your own taste.

#### Useful Information

Energy Efficiency Rating C  
Council Tax Band B  
Double Glazed Windows  
Gas Fired Central Heating  
Mains Drainage  
Freehold  
No Onward Chain

#### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.