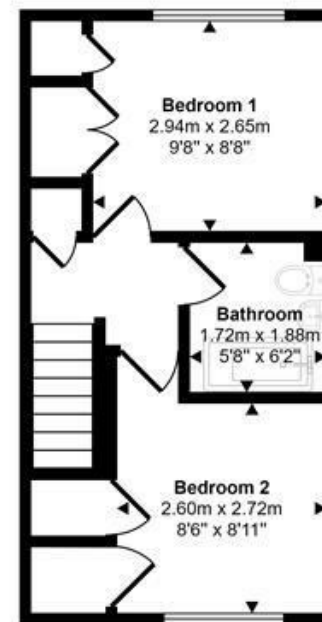


Ground Floor  
Approx 29 sq m / 308 sq ft



First Floor  
Approx 28 sq m / 300 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.



Pimpernel Court  
Gillingham

Asking Price  
£205,000

A great opportunity to purchase this two bedroom, end terrace home, in a quiet tucked away position. The property is located in the popular Wyke area of the town, within walking distance of some wonderful countryside and riverside walks and also the town centre and mainline train station are within easy reach. The property was built in the early 2000s and has been very much loved and enjoyed by our sellers for the past ten years. The property benefits from double glazing, gas fired central heating and a bright easy living layout. Our sellers have updated the property over the years, including new carpet downstairs, new patio doors out to the garden and a new boiler (Installed less than two years ago). There is an enclosed, sunny and private aspect garden which offers a sun terrace, lawn and a useful shed for garden tools.

This property would make an excellent first time or family home, or a great lock up and leave. An early viewing is strongly suggested to avoid missing out on this opportunity.

Restways  
High Street  
Gillingham  
Dorset  
SP8 4AA

t. 01747 824 547  
gillingham@mortonnew.co.uk  
www.mortonnew.co.uk

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 2002/91/EC	



## The Property

### Accommodation

#### Inside

##### Ground Floor

Upon entering the property there is an entrance hall with a w/c and doors leading to the sitting room and kitchen. The sitting room is a good size and has useful under stairs storage. The kitchen is a great size, with space for a dining table. There are plenty of eye and floor level cupboards and drawers, as well as a good amount of work top space. There is an electric oven, with a gas hob and an extractor fan. There is space for a fridge/ freezer and washing machine. The boiler is housed in the kitchen and there are patio doors leading out to the garden.

##### First Floor

Stairs rise to the landing with doors leading to the bedrooms and

bathroom. Both bedrooms are good sized doubles with built in wardrobes. The bathroom has a bath with an electric shower over head, low level w/c and a pedestal style wash hand basin. There is access to the loft via the landing and an airing cupboard housing the hot water cylinder.

#### Outside

##### Parking

There are two allocated parking spaces to the front of the property, as well as plenty of parking around the cul de sac.

##### Garden

The garden enjoys a sunny and private aspect with a sun terrace to the front, perfect for alfresco dining and the rest is laid to lawn. There is a useful garage to the rear of the garden which is good storage for garden tools. There is an outside tap and side access to the front of the property.

### Useful Information

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

### Directions

#### From the Gillingham Office

Proceed down the High Street bearing right into Queen's Street. At the junction with Le Neubourg Way turn left. Take the next right into Cemetery Road which leads into Rollsbridge. Go past the open green and take a turning left into Woodsage Drive. Take the second turning right into Pimpernel. At the end bear and proceed to the right of the cul de sac where the property will be found on the left hand side Postcode SP8 4UW

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.