

# Morton • New

selling and letting properties



Regency Court  
Gillingham

Guide Price  
£165,000

This coach house style property is a great opportunity for first time buyers and investors, with two good sized bedrooms, an open plan living space and allocated parking. The property is situated in a quiet residential area of Gillingham, just a short walk from the town centre where there are plenty of local facilities such as a range of independent shops, chain stores, public houses and schools catering for all ages. There is also a bus and train station in the centre of town. The property is also within walking distance to local facilities, which include a One Stop with post office and pet shop.

We believe the property was built in the late 1990's and has been well maintained and cherished by the owners for many years. The property benefits from UPVC double glazing windows and an allocated parking space. Additionally, this lovely home also has its own outside space, great for relaxing or socialising with friends and offers a blank canvas for one's own landscaping designs.

It would also make a great addition to an existing rental portfolio or as a first-time investment. An early viewing is strongly recommended to avoid missing out on the chance to be the next owner.

## The Property

### Accommodation

#### Inside

##### Ground Floor

Upon entering the property there is a welcoming entrance hall with doors to the bathroom and stairs rising to the bedrooms and living space. The bathroom has a bath, pedestal style wash hand basin, low level w/c and heated towel rail.

##### First Floor

Stairs rise to the first floor with doors to the two bedrooms. The open plan living space provides a kitchen and sitting room. The kitchen has a good amount of eye and floor level cupboards, an electric hob and oven with a extractor fan. There is also space for a fridge freezer. Bedroom One is a good sized double and Bedroom Two could also work as an office space or hobby room.

#### Outside

##### Parking

There is an allocated parking space which can be found in the car park under the arch way.

##### Garden

The garden can be accessed via the side gate. There is sun terrace at the top of the garden and the rest is laid with artificial lawn. The garden enjoys a private aspect with trees surrounding the boundary.

### Useful Information

- Energy Efficiency Rating D
- Council Tax Rating A
- UPVC Double Glazed Windows
- Electric Heating
- Mains Drainage
- Freehold

## Directions

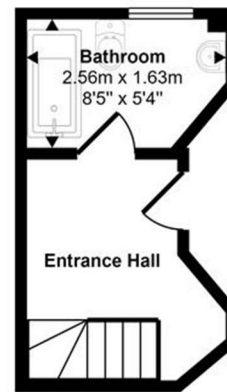
### From Gillingham Office

From Le Neubourg way, head out towards Wincanton on Wyke Street and Wyke Road. Take the third turning left into Milestone Way, then turn left into Stuart lane and right into regency street. SP8 4TY

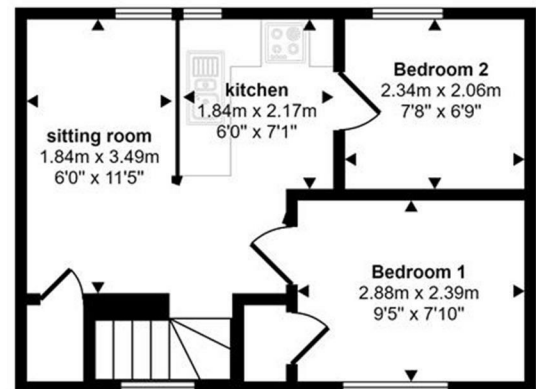
| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| E   |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A   |  |         |           |
| (81-91) B   |  |         |           |
| (69-80) C   |  |         |           |
| (55-68) D   |  |         |           |
| (39-54) E   |  |         |           |
| (21-38) F   |  |         |           |
| (1-20) G  |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |

Approx Gross Internal Area  
39 sq m / 422 sq ft



Ground Floor  
Approx 10 sq m / 109 sq ft



First Floor  
Approx 29 sq m / 313 sq ft

s only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items a  
ibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are represent  
may not look like the real items. Made with Made Snappy 360.

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.