

# Morton • New

selling and letting properties



Regency Court  
Gillingham

Asking Price  
£145,000

\*\*\*TWO BEDROOMS\*\*\*NO ONWARD CHAIN\*\*\*CLOSE TO TOWN\*\*\*ALLOCATED PARKING\*\*\*

A wonderful opportunity to get a foot on the housing ladder with the lovely coach house style property, boasting two bedrooms, contemporary open plan living space and allocated parking plus its own outdoor space. The property is presented to the market with the bonus of no onward chain and is situated in the favoured and sought after Wyke area of the town and within walking distance of local facilities, which include a One Stop with post office, hairdressers and pet shop. The town centre is also easily accessed and provides a range of independent shops, chain stores, public houses and schools catering for all ages. There is also a bus and mainline train station in the centre of town.

We believe the property was built in the late 1990's and has been well maintained and cherished by the owners for many years. It benefits from uPVC double glazed windows, an allocated parking space, and it has its' own outside space, which offers a great place for relaxing or socialising with friends and there is scope to create your own landscaping designs.

This super home, not only is a great first time home but would also compliment an existing rental portfolio or even as a first time investment. A viewing is essential to fully appreciate the potential this property has to give as well as the quiet position. Book a viewing now 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 a door to the bathroom and stairs rising to the first floor living space and the bedrooms. The bathroom is fitted with a bath, pedestal style wash hand basin, low level WC and heated towel rail.

##### First Floor

Stairs rise to the first floor with doors to the bedrooms and office space and opening into the contemporary living space with a designated seating area and kitchen. The kitchen is fitted with a range of floor cupboards with drawers, separate drawer unit 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 swan neck mixer tap. There is an electric slot in cooker with a ceramic hob and an extractor fan above plus space for a fridge/ freezer. Bedroom one is a good sized double and bedroom two could also provide a work from home space or hobbies 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.

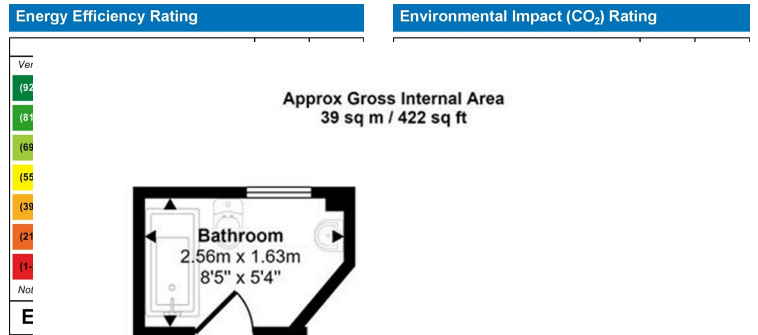
### Useful Information

Energy Efficiency Rating D  
Council Tax Rating A  
uPVC Double Glazed Windows  
Electric Heating  
Mains Drainage  
Freehold  
No Onward Chain

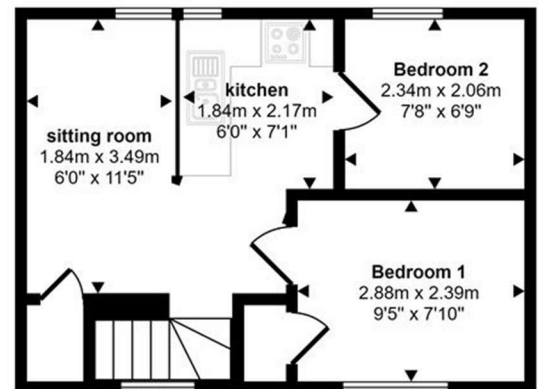
### Directions

#### 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



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

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