



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
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	



## The Meadows Gillingham

Asking Price  
£190,000

An opportunity to purchase this two bedroom home, presented to the market with no onward chain. The property benefits from two reception rooms, a good size kitchen, two double bedrooms and a family bathroom. There is also an easy to maintain, private garden and parking for two cars. The property is located on the edge of the town, close to countryside walks and just a short walk to the mainline railway station and the high street. Gillingham offers a range of individual shops and chain stores, doctor and dentist surgeries as well as schooling for all ages and a variety of entertainment venues. The property has been recently redecorated with new carpets throughout. The property benefits from uPVC double glazing and gas fired central heating. This home offers well laid out bright and nicely proportioned accommodation that will certainly satisfy the needs of many potential buyers. A great opportunity to get a foot on the housing ladder as a first buy, wonderful family home or even as an investment for the rental market. A viewing is essential to appreciate the size and easy to use layout.

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## The Property

### Accommodation

#### Inside

**Ground Floor**  
Upon entering the property there is a handy entrance hall with doors leading to the sitting room, kitchen, conservatory and stairs leading to the first floor. The sitting room is a good size, with a newly laid neutral carpet. The kitchen is a good size with space for a small dining table. There is a good amount of work top space as well as eye and floor level cupboards. There is space for an oven and plumbing for white goods. Doors lead into the conservatory which would work well as a dining room, hobby room or somewhere to relax.

#### First Floor

Stairs rise to the landing with doors to the bedrooms and bathroom. Bedroom one is a good size double

with windows overlooking the garden and a small built in wardrobe. Bedroom two is also a double with windows overlooking the front of the property. The bathroom has a bath with shower overhead, low level WC, pedestal wash hand basin and a storage cupboard.

#### Outside

##### Parking

There is space for two cars on the driveway to the front of the property, as well as plenty parking around the cul de sac

##### Garden

The garden can be accessed via the conservatory with a small sun terrace at the top of the garden. The rest is laid to lawn with the opportunity to update to ones own taste. There is also a shed for storage.

### Useful Information

Energy Efficiency Rating C  
Council Tax Band B  
UPVC Double Glazing  
Gas Fired Central Heating From a Combination Boiler  
Mains Drainage  
Freehold

### Directions

#### From the Gillingham Office

Leave Gillingham via Newbury turning right at the lights heading towards Sturminster Newton onto New Road. Take a turning left into Addison Close and proceed to the bottom of the road and take a right turn into The Meadows. Continue straight then bear to the left. The property will be found on the right hand side in the cul de sac.  
Postcode SP8 4SP

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.