

Total area: approx. 120.4 sq. metres (1296.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Common Mead Avenue  
Gillingham

Guide Price  
£347,500

A wonderful opportunity to purchase a bright and roomy individual detached family home with three generously sized bedrooms, potential to create an annexe and situated in a favoured road, which is a short level walk to the town centre and mainline train station. The exact date of the property is unknown but believed to be around the 1930/40s and has been the very much loved and enjoyed family home to our sellers for over thirty five years. During this time it has been extremely well maintained and improved as well as being re-configured to provide better use of space. A conservatory was added to offer interchangeable space with the snug and replacement kitchen units were fitted about ten years ago. The garages have been re-wired and offer potential to create an annexe, if required and subject to the necessary permissions. This lovely home must be viewed to truly appreciate how it will satisfy many potential buyers' needs and its location.

An early viewing is strongly urged to avoid missing out on the chance to be the next lucky owner.

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## ACCOMMODATION

### Ground Floor

#### Entrance Hall

uPVC part glazed front door with spyhole and full height frosted window to one side opens into a bright, roomy and inviting entrance hall. Full height frosted window to the side elevation. Ceiling light. Upright radiator. Central heating thermostat. Power and telephone points. Tiled floor. Stairs rising to the first floor with large storage cupboard under fitted with shelves and coat hooks, white panelled doors to the cloakroom, kitchen, snug and to the:-

#### Sitting Room

4.11m" x 4.11m" (13'6" x 13'6")

Boasting a double aspect with window to the side and overlooking the front garden. Ceiling light. Coved. Radiator. Power points. Television connection. Brick fireplace with Adams style surround, stone hearth and coal effect gas fire. Potential for a real fire.

#### Snug

3.45m" x 2.79m" (11'4" x 9'2")

Ceiling light with fan. Coved. High level cupboard housing the electrics. Radiator. Power points. Pane glass door to the boiler room and opening to the:-

#### Conservatory

4.32m" x 2.67m" (14'2" x 8'9")

Of uPVC double glazed construction with pitched roof and low brick wall. Windows to the sides and rear plus double doors to the side opening to steps leading down to the rear garden. Ceiling light with fan. Wall mounted gas fired heater. Power points.

#### Kitchen

3.48m" x 2.92m" (11'5" x 9'7")

Window with tiled sill overlooking the rear garden. Ceiling light with fan. Coved. Radiator. Power points. Fitted with a range of modern kitchen units consisting of floor cupboards, separate drawer unit, tray space and eye level cupboards and cabinets plus open shelves. Good amount of wood effect work surfaces. Part tiled walls. One and half bowl stainless steel sink and drainer with swan neck mixer tap. Space for a slot in cooker and fridge/freezer. Space and plumbing for a washing machine. Tiled floor.

#### Cloakroom

Obscured glazed window with deep tiled sill to the rear elevation. Ceiling light. Radiator with cover. Part tiled walls. Fitted with a low level WC with dual flush facility and pedestal wash hand basin with mixer tap. Mosaic style vinyl flooring. There is potential to create a shower room.

#### Boiler Room

Window to the drive side. Ceiling light. Wall mounted gas fired central heating boiler and programmer. Storage shelves. Tiled floor.

#### First Floor

#### Landing

Stairs rise and curve up to the landing with window to the side

part way up and window to the front. Ceiling light. Smoke detector. Access to the part boarded loft space with drop down ladder and light. Radiator. Telephone point. White panelled doors to all rooms.

#### Bedroom One

4.09m" x 4.11m" (13'5" x 13'6")

Enjoying an outlook to the side and over the front garden. Ceiling light. Coved. Radiator. Power points. Airing cupboard housing the hot water cylinder and fitted with slatted shelves. Storage cupboard fitted with slatted shelves.

#### Bedroom Two

3.48m" x 2.97m" (11'5" x 9'9")

Window overlooking the rear garden and with tree and roof top views. Ceiling light. Coved. Radiator. Part wood panelled walls. Power points. Television connection.

#### Bedroom Three

3.48m" x 2.39m" (11'5" x 7'10")

Window to the rear with roof and tree top views plus the church tower. Ceiling light. Coved. Radiator. Power and television points.

#### Bathroom

Obscured glazed window with tiled sill to the rear elevation. Ceiling light. Part tiled walls. Radiator. Fitted with a modern suite consisting of pedestal wash hand basin with mirror over, WC and bath with mixer tap and shower attachment plus folding screen and full height tiling to the surrounding walls. Slate effect vinyl flooring.

#### Outside

#### Parking and Garages

The property is approached from the road via double gates that open to a gravelled drive with space to park about three cars. Further double gates open to another part of the drive, which leads to the three garages. All benefit from light and power, windows to the rear and either double opening doors or a stable door.

4.37m x 2.67m (14'4" x 8'9") - Window and stable door to the front

4.37mx 3.45m (14'4" x 11'4")

4.37m x 3.66m (14'4" x 12')

The garages offer the chance to develop and create an annexe but cannot be used for business purposes.

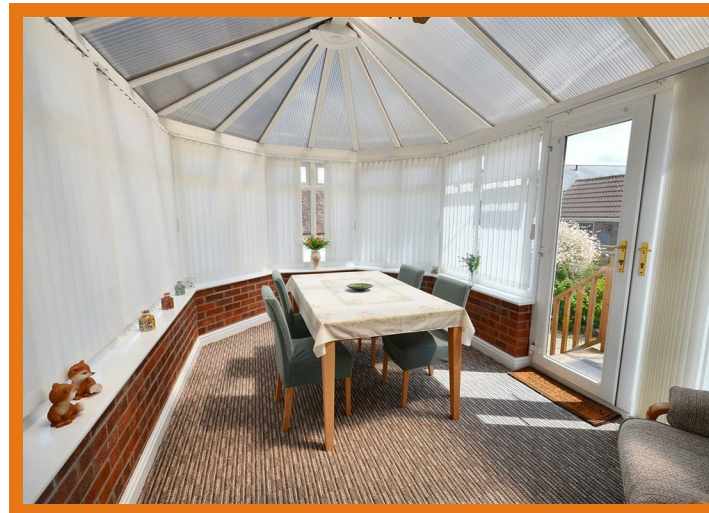
#### Garden

To the side of drive there is a lawn and a further lawn to the back of the house. There is also a decked entertaining area and further space to the back of the garages. The garden enjoys a sunny aspect with good privacy in parts.

#### Directions

#### From The Town Centre

Proceed down the High Street bearing right into Queen's Street. At the junction with Le Neubourg Way turn left and proceed to the traffic lights. Turn right onto Wyke Street and left into Common Mead Lane and immediately left into Common Mead Avenue where the property will be found on the left hand side. Postcode SP8 4NB



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.