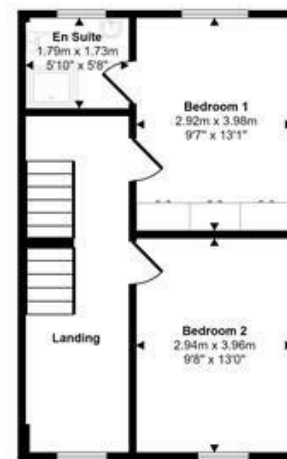
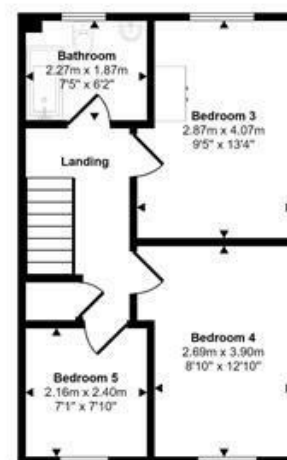


Ground Floor  
Approx 40 sq m / 429 sq ft



First Floor  
Approx 40 sq m / 432 sq ft



Second Floor  
Approx 40 sq m / 434 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	88
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	



## Trent Square Gillingham

Guide Price  
£300,000

A great opportunity to purchase a spacious mid terraced townhouse with five generously sized bedrooms, presented to the market with the advantage of no onward chain and enjoying a quiet position at the end of the development overlooking a central square. The property lies in a popular residential area within walking distance of local facilities, which include Aldi, a petrol station with store and bakery, vets and garden centre with café. There is also a building supplier and primary school close by. The town and mainline train station are about a mile away.

The property was built in 2005, boasting nearly 1300 sq. ft (120.7 sq. m) of living space, making it an ideal home for an existing or a growing family and would equally make a fabulous investment for the rental market or a home of multiple occupancy. The kitchen/dining room benefits from plenty of cupboards and some built-in appliances, as well as a fitted dining table, which is ideal for family meals. The easy-to-maintain, sunny rear garden provides a lovely outdoor space to relax, enjoy the fresh air and has enough room to host a summer barbecue. Additionally, the property comes with parking for two vehicles in front of the house.

This lovely home has been extremely well cared for over its lifetime and now presents a fantastic opportunity for those looking to settle into a fabulous home with the potential to enhance and make it their own.

A viewing is absolutely vital to truly appreciate all that this home has to offer, as well as the location - where town and country merge.



## The Property

### Accommodation

#### Inside

##### Ground Floor

A part glazed front door with peephole opens into an inviting entrance hall with space for coats, shoes and boots, wood effect laminate flooring and stairs rising to the first floor and doors to the cloakroom, kitchen/dining room and the sitting room. The cloakroom is fitted with a low level WC and corner pedestal wash hand basin. The bright and roomy sitting room enjoys an outlook over the rear garden and a sliding door opening to the rear garden. The kitchen has an outlook over the square and is fitted with a range of wood fronted kitchen units consisting of floor cupboards with drawers and eye level cupboards. There is a good amount of work surfaces with tiled splash back and one and half bowl stainless steel sink and drainer. There is space and plumbing for a washing machine and dishwasher plus a built in electric oven and gas hob with an extractor hood above. The hall, cloakroom and kitchen have wood effect

flooring.

##### First Floor

On the first floor there is a bright and spacious galleried landing with enough room for a study area and two double bedrooms. The main bedroom has built in wardrobes and an en-suite shower room with a low level WC, pedestal wash hand basin and shower cubicle with mains shower.

##### Second Floor

Stairs rise to a galleried landing with access to the part boarded loft space and doors to all rooms. There is the family bathroom which is fitted with a suite consisting of bath with mixer tap, low level WC and pedestal wash hand basin. Also on this floor is a generously sized single bedroom with outlook over the square plus two further double bedrooms, one with a view of the square and the other to the rear with a partial rural view and fitted wardrobes.

#### Outside

##### Parking and Garden

To the front of the property there are two parking spaces with plenty of room for

visitors to park in the square. The rear garden has been laid to decking for ease of maintenance and enjoys plenty of sun throughout the day. There is also a shed and gate the rear.

#### Useful Information

Energy Efficiency Rating C  
Council Tax Band D  
uPVC Double Glazing  
Gas Fired Central Heating  
Mains Drainage  
Freehold  
No Onward Chain

#### Directions

##### From Gillingham Town

Leave the office heading towards Shaftesbury. Continue through all sets of traffic lights and at the roundabout at Sydenhams/Aldi take the first exit onto Fern Brook Lane. Bear to the left and follow the road to almost the end where Trent Square will be found on the right hand side. The property is on the left in the square toward the end. Postcode SP8 4FS.

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.