

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.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk

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	



Sylvan Way
Gillingham

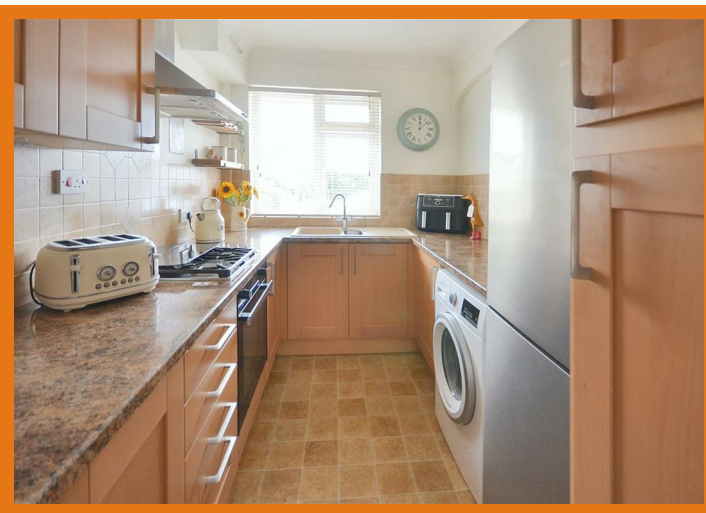
Asking Price
£255,000

WELL PRESENTEDNO ONWARD CHAIN***MOTIVATED VENDORS***CLOSE TO TOWN AMENITIES***

An opportunity to purchase this well presented, three bedroom chalet style bungalow, presented to the market with no onward chain. In brief, this property offers an open plan living space with a sitting and dining room, which has a newly installed log burner. There is also a well equipped kitchen and three good sized bedrooms - One downstairs and two upstairs. There is parking for two cars on the driveway, as well as a private and sunny aspect rear garden.

We believe the property dates back to the late 1900's and has been much loved by the seller for twenty five years. During this time it has been decorated and updated throughout, a new log burner installed 3 years ago and patio doors added out to the rear garden. The property also benefits from UPVC double glazing and gas fired central heating. The property enjoys a quiet location in a popular residential area of other similar properties and is within reach of local facilities with the town centre and mainline train station about a mile away.

A viewing is an absolute must to really appreciate the potential of this lovely home as well as the delightful garden and the location. It is strongly recommended that an early viewing is carried out to avoid missing out on the opportunity of owning this home.



The Property

Accommodation

Inside

Ground Floor

Upon entering the property there is a welcoming entrance hall, with doors leading to the bedroom, bathroom, kitchen and follows through to the sitting and dining room. The sitting room provides an open plan and sociable space which is bright and spacious. There is also a new log burner which was installed three years ago. The dining room space has patio doors out to the garden and a large built in storage cupboard, which was put in by the current sellers. The kitchen is well equipped with eye and floor level storage cupboards, as well as plenty of work top space. There is a gab hob, oven and extractor fan, as well as a sink and drainer. There is space for white goods and a fridge/freezer. The master bedroom is a beautifully presented double, with plenty of light flooding through from the large

windows. There is also a family bathroom which has a bath with an overhead shower, low level WC and pedestal style wash hand basin.

First Floor

Stairs rise to the first floor with doors to the two bedrooms. Both bedrooms are good size doubles and have skylight style windows.

Outside

Parking

There is parking for two or more cars on the driveway, as well as plenty of parking around the cul de sac.

Garden

The rear garden enjoys a private and sunny aspect and benefits from being southerly facing. The garden is easy to maintain, being laid with stone throughout, with mature flowers and shrubs around the borders. There is a sun terrace to the top of the garden with a shed and log store - great for storing garden tools. There is also a back gate leading out to the front of the property.

Useful Information

Energy Efficiency Rating tba
Council Tax Band B
No Onward Chain
UPVC Double Glazing
Freehold
Mains Drainage

Directions

From the Gillingham Office

Leave the Gillingham office and follow the road down the High Street until you reach the junction. Turn right at the junction, and as you approach the 'co-operative roundabout', take the last exit onto Bay Lane. Take the third turning left into Shreen Way. Turn left into Sylvan Way and follow the road round to where there is a bend. The property will be found on the left hand side. Postcode SP8 4EQ

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.