



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 2002/91/EC	



Sylvan Way  
Gillingham

Asking Price  
£255,000

\*\*\*WELL PRESENTED\*\*\*NO ONWARD CHAIN\*\*\*MOTIVATED VENDORS\*\*\*CLOSE TO TOWN AMENITIES\*\*\*  
 An opportunity to purchase a well presented, three bedroom chalet style bungalow, presented to the market with the advantage of no onward chain and enjoying a quiet cul de sac location with other similar properties. The property is within walking distance of local facilities, which include a Co-op convenience store, hairdressers, fish and chip shop as well as a public house that serves food. The town centre is a little bit further as is the mainline train station.

We believe the property dates back to the late 1970s and has been much loved by the seller for the last twenty five years. During this time it has been decorated and updated throughout, a new log burner was installed 3 years ago and patio doors added - giving access to the rear garden. The property also benefits from uPVC double glazing and gas fired central heating.

In brief, the property offers an open plan modern living space with a combined sitting and dining room with plenty of space for relaxing and entertaining, and there is a well equipped kitchen with plenty of cupboards and work surfaces, built in oven and hob plus space for other appliances. In addition, there are three good sized bedrooms - one downstairs and two upstairs. Outside, there is parking for two cars on the driveway, plus a private and sunny aspect rear garden for pottering and unwinding after a busy day.

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 gas hob, oven and extractor fan, as well as a sink and drainer. There is space for white goods and a fridge/freezer. The main 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 sized 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 flower and shrub 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.