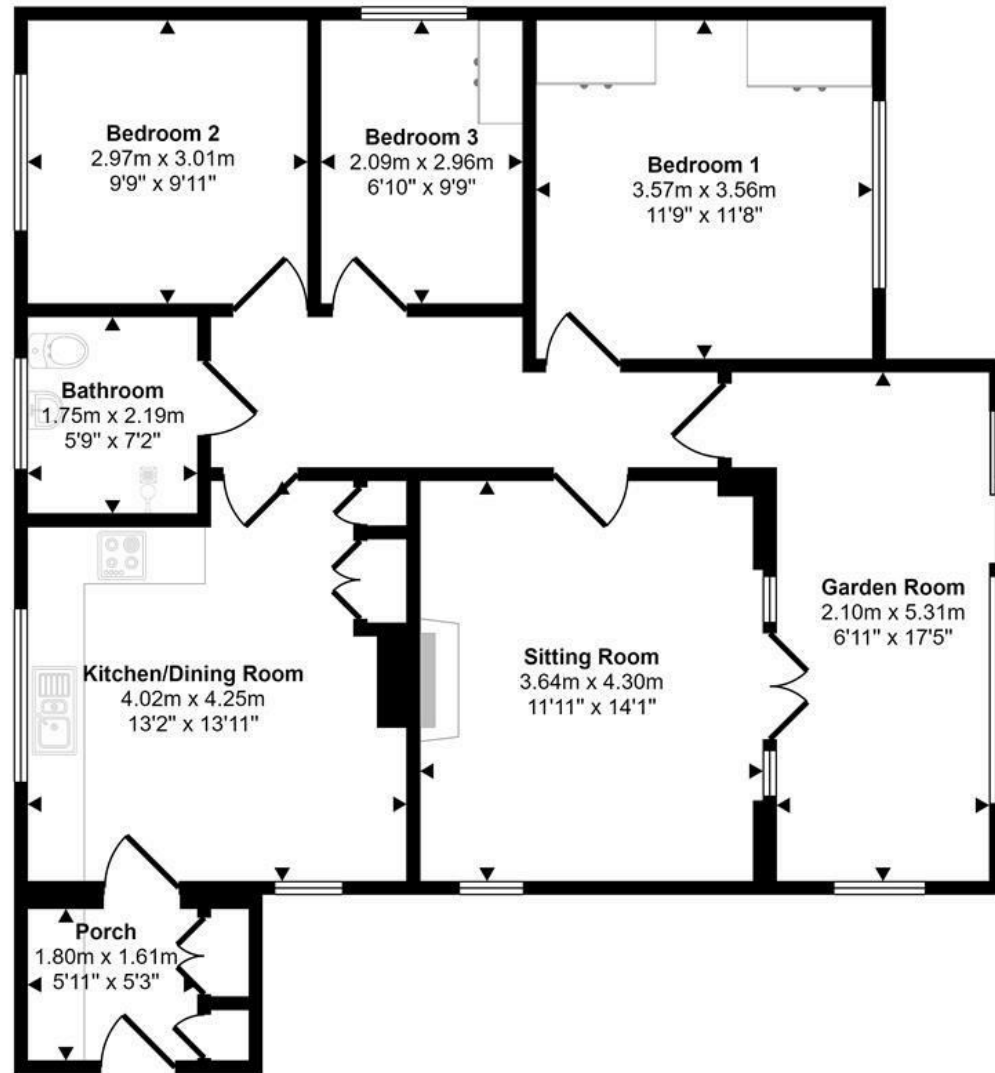


Approx Gross Internal Area
92 sq m / 992 sq ft



Floorplan

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.



Kings Court Road
Gillingham

Asking Price
£425,000

A rare chance to purchase a detached bungalow with three good sized bedrooms, set in grounds of about 0.20 of an acre with an additional parcel of land opposite, again about 0.20 acres and offered for sale with no onward chain. The property is situated in a tranquil no through lane, close to the historic site of what was Kings Court Palace, which was a royal hunting lodge used by King John. This site is listed as a protected monument. The town centre and mainline train station are both within walking distance. Gillingham offers an excellent range of facilities with a choice of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues.

This is the first time that the property has been brought to the market since it was built in the late 1950s having served as a much cherished and enjoyed comfortable family home. The bungalow provides plenty of homely space with the choice to enhance, allowing you to tailor it to your preferences and create the home of your dreams. There is a large kitchen with enough room for a table and chairs - great for family meals or dining with friends and the two reception rooms provide ample space for relaxing.

Outside, there is off road parking for three cars, plus the garage and there is the potential to create additional parking opposite the property. To the rear of the bungalow there is a large sunny and private rear garden - perfect for hosting a summer gathering, a safe place for children and pets to let off steam and equally a place just to unwind. The land opposite also presents opportunities to landscape to your own ideas or leave as a wildlife area or children's magical play area.

This property has to be viewed to fully appreciate its potential, as well as the peaceful location. An early viewing is urged to avoid missing out on being the second owner.

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	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



The Property

Accommodation

Inside

The main entrance lies to the side of the bungalow where a part glazed uPVC door opens into a useful porch area, which is fitted with a cloaks cupboards, eye level storage cupboard and work surface, which has space and plumbing beneath for a washing machine, and tumble dryer. A further door opens into a spacious combined kitchen and dining room with a window to the side and to the front. It is fitted with a range of floor cupboards, separate drawer unit and eye level cupboards with a open ended display shelves. There is a work surface with tiled splash back and one and half bowl sink with a swan neck mixer tap. There is a double electric oven and ceramic hob with an extractor fan above, space for an under counter fridge and plumbing for a dishwasher. In addition, there are some built in cupboards - one housing the hot water cylinder. A door opens to the inner hall.

From the hall there is access to the

bedrooms, wet room, garden room and sitting room. There are three bedrooms, two generously sized double bedrooms and a single bedroom - all with fitted wardrobes. The wet room is fitted with a pedestal wash hand basin, WC and the shower area has a seat and an electric shower.

The sitting room has a window to the side and a fireplace with a gas fire. Double paned glass doors with matching full height windows to either side open into the garden room. This room enjoys a double aspect with window to the side and overlooking the rear garden. A sliding glazed door opens to the garden.

Outside

Parking and Garage

The property is located toward the end of a private no through lane and has three spaces for cars to the front of the bungalow. The garage has an up and over door, fitted with light and power plus rafter storage. There is a door to the side and window to the rear.

Garden

The rear garden is mostly laid to lawn with deep beds planted with a variety of trees, shrubs and flowers. There is also a shed and greenhouse. The large garden enjoys good privacy and a sunny aspect. The land belonging to the property continues to its front, which currently consists of a grassed area, hedge and trees.

Useful Information

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

Directions

From Gillingham Town Centre

Leave the High Street heading towards Shaftesbury. After the second set of traffic lights take the next turning left into Kings Court Road and continue to the end. Turn right and the property will be found towards the end of the lane on the right - second to last property. Postcode SP8 4LE

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.