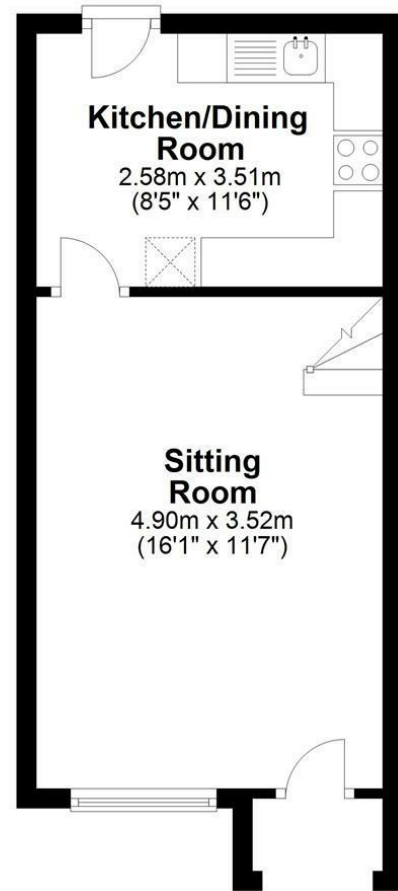
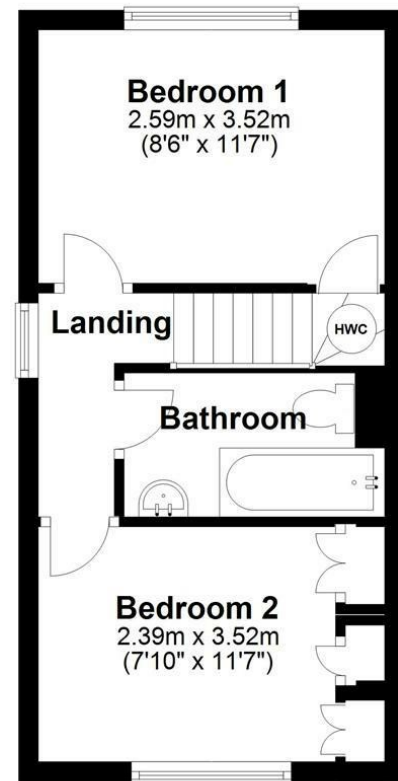


**Ground Floor**  
Approx. 27.8 sq. metres (298.8 sq. feet)



**First Floor**  
Approx. 26.3 sq. metres (282.6 sq. feet)



Total area: approx. 54.0 sq. metres (581.4 sq. feet)



Horsefields  
Gillingham

Guide Price  
£192,000

A great opportunity to purchase a delightful two double bedroom mid terraced home located on a popular residential area where town and country merge. The property has easy access to open space opposite and is close to some fabulous country and riverside walks. Also, it is within easy walking distance of a local public house that serves food, doctor and dentist surgeries with a Co-op store a little further on. The town centre and mainline train station are just over a mile away

Having been a beloved home for the past 21 years, this property is now ready to welcome its new owners. It is perfect for a small family or those in need of a guest room or home office and is an excellent first home or an investment opportunity for the buy-to-let market. However, it will certainly meet many other needs.

There is a good sized sitting room and kitchen, which has enough room for a dining table and chairs and has a door that leads out to the garden. On the first floor there is the bathroom and two double bedrooms. The property offers comfortable accommodation with the scope for improvements, allowing you to put your own stamp on it and create the home of your dreams.

Outside, there is an easy to maintain garden, providing a lovely outdoor space for you to unwind or enjoy a spot of gardening. Additionally, with parking for two vehicles, you'll never have to worry about finding a place to park after a long day.

This home must be viewed to truly appreciate all that it has to offer, as well as the location, which is set off the main development, in a quiet no through road that opens to green space.

Restways  
High Street  
Gillingham  
Dorset  
SP8 4AA

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	





## The Property

### Accommodation

#### Inside

##### Ground Floor

The property is approached from the storm porch to a part glazed uPVC front door that opens into the sitting room. This is a good sized room with window to the front, two economy 7 heaters and stairs rising to the first floor. A paned glass door opens to the combined kitchen and dining room. This room enjoys an outlook over the rear garden plus a glazed door that opens into the rear garden. It is fitted with a range of floor cupboards with drawers and eye level cupboards. There is a good amount of work surfaces with tiled splash back and stainless steel sink and drainer with a mixer tap. There is space and plumbing for a washing machine, space for a slot in cooker, fridge/freezer plus other under counter appliances. The floor is laid to tile effect vinyl flooring.

##### First Floor

There is access from the landing to the bedrooms and bathroom. There are two double bedrooms - one with outlook to the front and fitted with wardrobes and the other overlooks the rear garden and has the airing cupboard, which houses the hot water cylinder. The bathroom is fitted with a suite consisting of a low level WC, bath with electric shower above and tiled splash back plus a pedestal wash hand basin with a mirror fronted bathroom cabinet above.

#### Outside

##### Parking and Garden

To the front of the property there is a partly enclosed area - ideal for pot plant display or bin storage. The rear garden has been landscaped for ease of maintenance and is laid to paving stone and gravel with a path leading down the garden to the sheds and rear gate that provides access to the parking area where there are two allocated spaces.

These are the second two spaces in from the entrance along the fence and wall of the property adjoining this one.

#### Useful Information

Energy Efficiency Rating D  
Council Tax Band B  
uPVC Double Glazing  
Economy 7 Electric Heating  
Mains Drainage  
Freehold

#### Directions

##### From Gillingham Town Centre

Proceed down the High Street until you reach the junction. Turn right at the junction, and as you approach the 'co-operative roundabout', take the first exit heading towards Mere. At the next roundabout turn right into Gyllas Way and first left into Horsefields. Bear to the right and follow the road round. Take a left turn where the property is located set back on the right hand side. Postcode SP8 4UQ.

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.