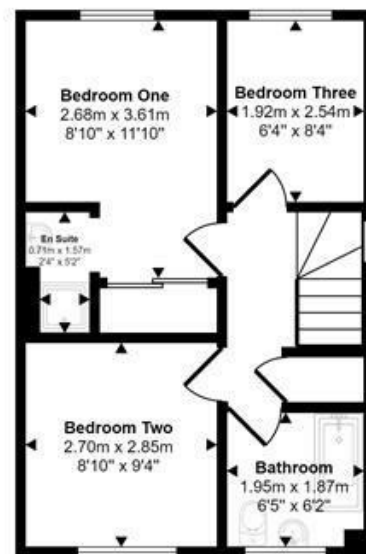




Ground Floor  
Approx 48 sq m / 513 sq ft



First Floor  
Approx 35 sq m / 379 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.

Restways  
High Street  
Gillingham  
Dorset  
SP8 4AA

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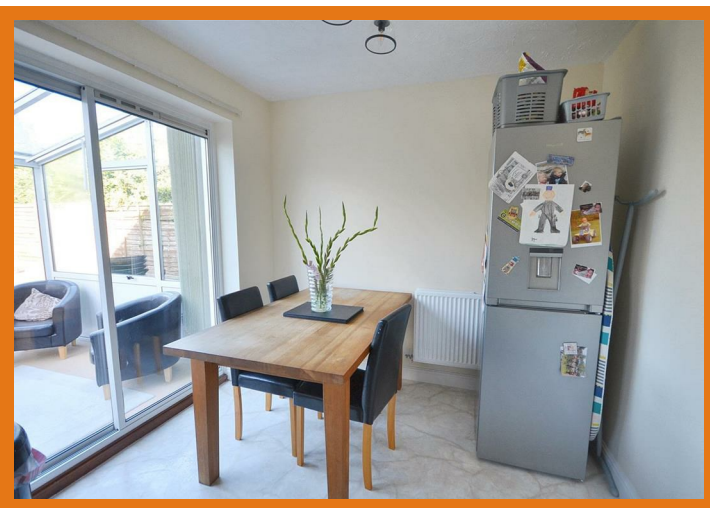
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	



Campion Close  
Wyke

Asking Price  
£260,000

A great opportunity to purchase this well maintained, end terrace home situated in Gillingham. This home offers three good sized bedrooms, a kitchen/diner and sitting room, as well as an allocated parking space and garage. The property is situated in the favoured Wyke area of the town and is just a short distance to some lovely river and countryside walks and is within easy reach of the town centre where there is a selection of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues, as well as a mainline train station. The property benefits from UPVC double glazing and gas fired central heating. There is also a wood burner and a newly updated kitchen which is less than a year old. This lovely home has an easy to use layout and would make a fabulous first time home, first time family home or even a downsize, as well as a great investment for the rental market or lock up and leave UK base. An early viewing is strongly urged to avoid missing out on the chance to be the next owner.



**The Property**

**Accommodation**

**Inside**

**Ground Floor**  
 Upon entering the property there is a good sized sitting room with doors leading to the downstairs WC and sitting room, as well as stairs rising to the first floor. The sitting room is spacious and offers a cosy wood burner. The kitchen is well equipped with a good amount of eye and floor level cupboards, there is also a good amount of work top space. There is an electric oven and hob with an extractor fan, as well as space for the dining table and fridge freezer. There is a good sized conservatory with doors leading out to the garden.

**First Floor**  
 Stairs rise to the first floor with doors to the three bedrooms and family bathroom. There are two good sized doubles and a single.

The master bedroom has a shower and pedestal style wash hand basin. The family bathroom has a bath, pedestal style wash hand basin and a low level WC.

**Outside**

**Garage and Parking**  
 The garage can be accessed through the side access in front of the property. There is a parking space in front of the garage, as well as around the cul de sac.

**Garden**

There is a front garden which is laid to lawn with a paved path down to the front door. The rear garden enjoys a sunny and private aspect and is mostly laid to lawn with a sun terrace. There is also a side access gate.

**Useful Information**

Energy Efficiency Rating C  
 Council Tax Band C  
 Gas Fired Central Heating  
 UPVC Double Glazing

Freehold  
 Mains Drainage

**Directions**

**From the Gillingham Office**  
 proceed down the High Street bearing right into Queen's Street. At the junction with Le Neubourg Way turn left. Take the next right into Cemetary Road which leads into Rollsbridge. Go past the open green and take a turning left into Woodsage Drive. Turn left into Campion Close, and the property will be found at the bottom of the cul de sac on the left hand side.  
 Postcode SP8 4UG

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.