



**Cordery Gardens  
Gillingham**

**Asking Price  
£250,000**

A wonderful opportunity to purchase a lovely semi detached bungalow with two double bedrooms, presented to the market with the advantage of no onward chain and situated in a popular area with other similar properties. The property enjoys a quiet location and is within walking distance of local facilities, which include a Co-op store, hairdressers and fish and chip shop. Also close by is The Dolphin public house that serves food and there is easy access to some fabulous country and riverside walks. The town centre and mainline train station are just a mile away.

The bungalow provides good sized accommodation with a spacious sitting/dining room that has plenty of space for relaxing and entertaining friends and leads to the conservatory, which overlooks the south facing rear garden - a perfect place for enjoying a cup of tea on a sunny afternoon. The kitchen is fitted with ample cupboards and space for appliances and the shower room boasts a stylish and contemporary suite. Both the bedrooms have built in wardrobes and are double sized.

Outside, there is parking for two cars on the drive with further space inside the gates and there is a useful store that could easily be converted back to a garage or offers endless possibilities to be used as a home office or a personal gym - the choice is yours! The gardens have been landscaped for easier maintenance yet provide plenty of scope to add your own gardening ideas.

This property is ideal for those looking to make a great first-time buy or for those considering downsizing but would definitely fulfil many other buyers' needs and must be viewed to fully appreciate all that it has to offer and its' location.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	



### The Property

### Accommodation

#### Inside

The main entrance lies to the side of the bungalow where a uPVC door with inset glass pane opens into the entrance hall. White panelled doors open to the bedrooms, shower room and sitting room. There is also a useful cupboard with hanging rail and shelf plus the airing cupboard housing the hot water cylinder. The sitting room offers plenty of space for settees and armchairs, as well as space for a dining table and chairs. There is an opening to the kitchen and sliding door to the conservatory, which full height windows overlooking the rear garden and double doors that open out to the garden.

The kitchen enjoys a view over the rear garden and is fitted with a range of light wood grain effect kitchen units consisting of floor cupboards, some with drawers and eye level cupboards. There is a good amount of wood effect work surfaces with a tiled splash back and stainless steel sink and drainer with mixer tap. There is a built in electric oven and five burner gas hob with extractor hood over plus space and plumbing for a washing machine and

under counter fridge. There is also a built in cupboard fitted with shelves and housing the electrics and meters. The floor is laid to wood effect vinyl.

The two double bedrooms, both enjoy an outlook over the frontage and have built in wardrobes. The shower room has been fitted with a stylish and contemporary suite consisting of low level WC with dual flush facility, wall hung wash hand basin with mono tap and double sized walk in shower cubicle with main shower and choice of rainfall and monsoon shower head. The wall and floor are tiled.

#### Outside

The front garden is laid to gravel for ease of maintenance and planted with a variety of shrubs. The tarmac drive to the side leads to the front door and double timber gates open to the carport, garage and south facing rear garden. Again the garden has been landscaped for ease of maintenance and is laid to gravel and paving stones and planted with a range of trees, including an apple tree, shrubs and flowers. In addition there are raised planters plus a covered potting area to the back of the garage. There is also an outside tap. The garden is fully enclosed

and enjoys a sunny aspect.

The garage is currently used as storage yet offers many other potential usages. There is a glazed door and a matching panel with window that opens to the drive and lighting. The garage/store measures about 4.83 m x 2.41 m/5'10" x 7'11".

#### Useful Information

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

#### Directions

**From Gillingham High Street**  
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. Turn right into Clarendon Avenue and first left into Cordery Gardens. The property will be found a short distance on the left hand side. Postcode SP8 4RJ.

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.