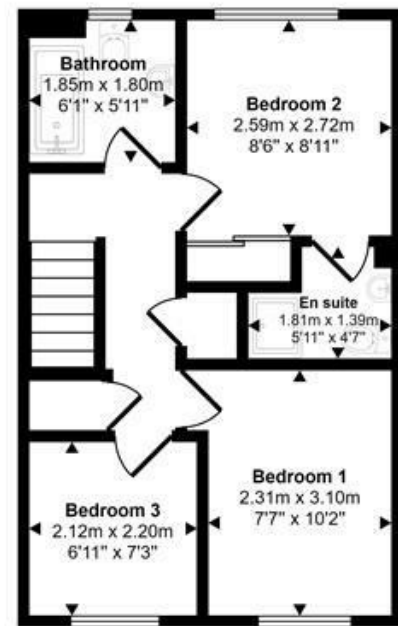


Ground Floor
Approx 37 sq m / 401 sq ft



First Floor
Approx 34 sq m / 371 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.



Jay Walk
Gillingham

Asking Price
£260,000

A great opportunity to purchase this well-presented home, situated in a popular residential area on the fringe of the town and within easy reach of the countryside. The Property is ideally located within easy walking distance to the local primary school, main line train station and other shops and pubs. In brief, the ground floor accommodation offers an welcoming entrance hall with a downstairs WC, a good sized sitting room, as well as a bright kitchen and dining room. The first floor offers three good sized bedrooms and a family bathroom. Outside, the property offers an allocated parking space. The rear garden is mostly laid to lawn with a sun terrace and decking.

This home has been much loved by our sellers for the past twelve years and has been decorated and well maintained throughout. The property also benefits from gas fired central heating and UPVC Double Glazing. This delightful home provides comfortable living and would make a great first time buy or first time family home. It would certainly meet many other types of buyers and their requirements. A viewing is vital to really appreciate what this home has to offer.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		76	
(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	



The Property

Accommodation

Inside

Ground Floor
Upon entering the property there is a welcoming entrance hall with doors leading to the sitting room and stairs rising to the first floor. The sitting room is a good size with plenty of light flooding in from the windows. There are double doors leading to the dining room and kitchen. The kitchen has a good amount of eye and floor level cupboards, as well as work top space. There is a gas fired hob, oven and extractor fan, space for white goods and a fridge/freezer. There is also a downstairs WC.

First Floor

Stairs rise to the first floor with doors to the bedrooms and family bathroom. Bedroom one is a good sized double and benefits from a built in wardrobe and an ensuite.

The family bathroom has a bath with an overhead shower, pedestal style wash hand basin and a low level WC. There is an airing cupboard housing the hot water cylinder. The loft can be accessed via the drop down ladder and is partly boarded.

Outside

Parking
There is an allocated parking space to the right hand side of the property, as well as lots of parking around the cul de sac.

Garden

The rear garden enjoys a sunny and private aspect. There is a paved sun terrace and the rest is mostly laid to lawn with a decking area at the top. There is a garden shed and a back gate.

Useful Information

Energy Efficiency Rating C
Council Tax Band C
UPVC Double Glazing

Gas Fired Central Heating
Freehold
Mains Drainage

Directions

From the Gillingham Office

Leave the office heading towards Shaftesbury. At the third set of lights turn right into Kingfisher Avenue. At the roundabout bear to the right and follow the road - Continue down the road and the property will be found on the right hand side. SP8 4GY

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.