

Total area: approx. 48.3 sq. metres (519.6 sq. feet)

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			89
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



King John Road
Gillingham

Asking Price
£170,000

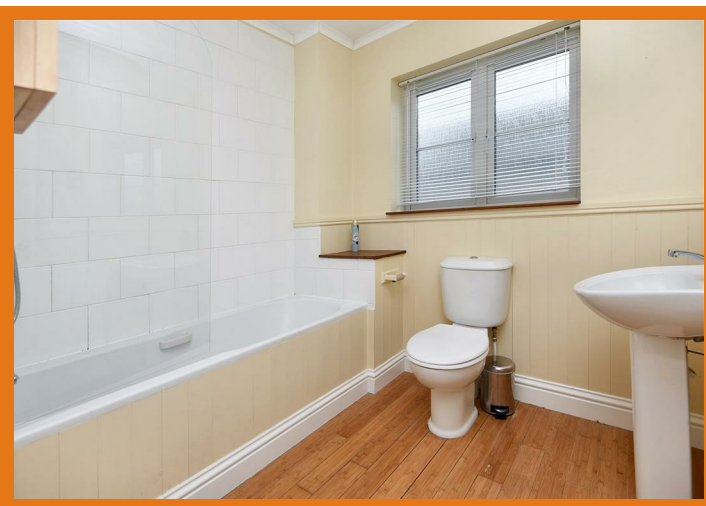
A great opportunity to get a foot on the housing ladder with this surprisingly roomy one bedroom terraced home. This delightful and well maintained home is presented to the market with the bonus of no onward chain and is ideally located within a short walk to schooling for all ages, the mainline train station serving London, Waterloo and the West Country and the town's high street where there is a selection of shops and supermarkets and doctor and dentist surgeries.

The property has a good sized bright sitting room with plenty of space for relaxing and room for a dining table and chairs and the kitchen is equipped with built-in appliances and ample storage cupboards. There is also a separate utility, which provides extra storage. The large double bedroom has a built-in wardrobe plus space for additional furniture and room for a study area, if desired. There is also an unusually large bathroom.

Outside, there is an allocated parking space, which is situated close to the property, front garden - perfect for pot plants and side garden for bin storage and a place to sit and enjoy the outdoors.

This modern end-terrace house is not only ideal for individuals looking for their first home but could also provide an income from Airbnb or an investment for the rental market as well as a great downsize and lock up and leave UK base.

An early viewing is highly recommended to avoid missing out on the chance to own this lovely home.



The Property

Accommodation

Inside

Ground Floor

The property is approached from the pavement via a paved path that leads to the front door, which has a storm canopy above. The part glazed door opens into an entrance area, which is laid to coir matting. There is a door to the utility/store room and opening into the sitting/dining room. This is a good sized room with window to the side aspect. The floor has been laid to an attractive wood effect laminate. From the sitting/dining room stairs rise to the first floor with a large cupboard beneath, which is fitted with light and power, coat hooks and houses the electrical consumer unit. There is also a door to the kitchen.

The kitchen is fitted with a range of soft closing units consisting of floor cupboards, some with drawers and plinth heater plus eye level cupboard with counter lighting under. There is also a wall cupboard that houses the gas fired central heating boiler. There is a good amount of wood effect work surfaces with tiled splash back and stainless steel sink and drainer with a swan neck mixer tap. The fridge and

freezer and integrated and there is a built in electric oven and gas hob with an extractor hood above. The floor is laid to tiles.

The utility/store room is fitted with coat hooks, light and power plus wall shelves and work surface. There is space and plumbing for a washing machine. The floor is laid to vinyl.

First Floor

The stairs rise and curve up to the landing where there is access to the loft space and doors to the bedroom and bathroom. The spacious bathroom is fitted with a modern suite consisting of bath with wood panelled side and mixer tap and shower attachment with a choice of shower head, low level WC and pedestal wash hand basin with mirror above and shaver socket to the side. The walls are part wood panelled and the floor is laid to a wood effect laminate.

The bedroom enjoys a double aspect with plenty of space for bedroom furniture as well as a study area, if required. There is a built in wardrobe and the airing cupboard that houses the hot water cylinder.

Outside

Parking

There is an allocated parking space that is located just before the property on the right hand side.

Garden

The frontage is laid to gravel for easy maintenance - ideal for pot plant display - and shielded from the pavement by a hedge. A timber gate to the side of the property opens to a further outdoor space where there is room for bins etc and a seating area. Note that the rear house has a right of way to access their property.

Useful Information

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

Directions

From Gillingham High Street

Leave the High Street heading towards Shaftesbury. At the second set of lights turn left into King John Road where the property will be found a short distance on the right hand side. SP8 4PG

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