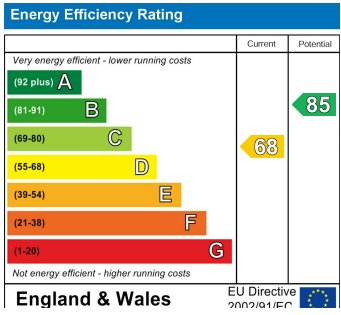




Total area: approx. 63.1 sq. metres (679.1 sq. feet)

Restways  
High Street  
Gillingham  
Dorset  
SP8 4AA

t. 01747 824 547  
gillingham@mortonnew.co.uk  
www.mortonnew.co.uk



# Morton • New

selling and letting properties



**Bramley Hill  
Mere**

**Guide Price  
£235,000**

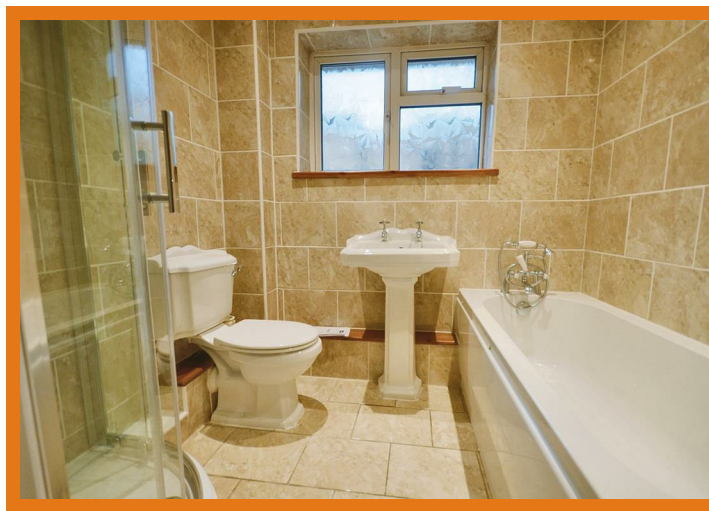
A fabulous chance to purchase a well presented and maintained end of terrace bungalow with two bedrooms, offered to the market with the advantage of no onward chain and enjoying a peaceful location at the foot of Long Hill. The property is situated where town and country merge and within a short walk to the Hillbrush museum and restaurant, where you can pop in for coffee and cake or a full meal. The town centre is also within easy reach and caters well for everyday needs with a post office, museum and library plus doctor and dentist surgeries, and fire station. There are also a good selection of shops and public houses that serve food.

The bungalow offers a great choice for those looking to establish their first home or for those wishing to downsize into a peaceful environment in their leisure years. There is a good sized sitting room and kitchen - both with ample room for a table and chairs - depending on your dining preference and the kitchen is fitted with a range of modern 'Magnet' soft closing units and comes with the appliances, which are new. There is a bathroom fitted with a modern suite and two good sized storage cupboards in the hall plus the rear lobby with more storage.

The property boasts some partial distant views and offers a wonderful atmosphere that is great for welcoming family and friends and has plenty of room for relaxing and entertaining. The bungalow is well-presented throughout, requiring only a few personal touches to truly make it feel like home and the garden presents a blank canvas, allowing the new owner the opportunity to landscape it according to their own design. There is also a private and sheltered seating area.

This delightful property must be viewed to fully appreciate what it has to offer as well as the tranquil location. Don't delay in booking your viewing today to start your journey on owning this lovely home.





## The Property

### Accommodation

#### Inside

The property is accessed via a pedestrian path from the road that leads to the entrance. A part glazed uPVC door opens into a useful porch with space for boots, shoes and coats. A further door opens into a bright and inviting entrance hall with access to the loft space and all main rooms. There are two good sized storage cupboards and for style and practicality the floor is laid to a wood effect vinyl. The sitting room overlooks the frontage and takes in a distant view of countryside. There is a feature fireplace plus plenty of room for settees, armchairs and a dining table and chairs if you wish to dine in the sitting room.

The kitchen also has ample room for a dining table and chairs and is fitted with a modern range of 'Magnet' soft closing units consisting of tall larder cupboard, pull out spice rack, floor cupboards and separate drawer unit as well as eye level cupboards. There is a generous amount of wood effect work surfaces with a tiled splash back and a circular stainless steel sink and drainer with a swan neck mixer

tap. The fridge/freezer is integrated and there is also a built in electric oven and gas hob with an extractor hood above. In addition, the washing machine, dishwasher and tumble dryer are included in the sale. All the appliances are new. For appearance and easy cleaning the floor is laid to wood effect vinyl. A part glazed door opens to the rear lobby, where there is a large store plus doors to the rear garden and private courtyard.

There are two bedrooms - the main is a double size and looks out over the front garden with distant rural views, whilst the second bedroom overlooks the courtyard and garden. The bathroom is fitted with a suite consisting of a corner shower cubicle with mains shower, low level WC, pedestal wash hand basin and bath with a mixer tap and telephone style shower attachment. The walls are tiled as is the floor, which has underfloor heating. There is also a chrome heated towel rail.

#### Outside

##### Parking

There is plenty of on road parking close to the property.

##### Garden

The front garden is laid to lawn.

Immediately to the back of the bungalow and accessed from the lobby there is a gravelled area that provides a sheltered and secluded space and is ideal for catching up on a bit of reading or just getting some fresh air. From the other side of the lobby a door opens to steps that rise to the top of the garden where a timber gate opens to a pedestrian path. The rest of the garden lies to one side of the path and is laid to lawn. There is plenty of scope to design to your own choices.

#### Useful Information

Energy Efficiency Rating D  
Council Tax Band A  
uPVC Double Glazing  
Gas Fired Central Heating from a Combination Boiler  
Mains Drainage  
Freehold  
No Onward Chain

#### Directions

**From Gillingham**  
BA12 6JX

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.