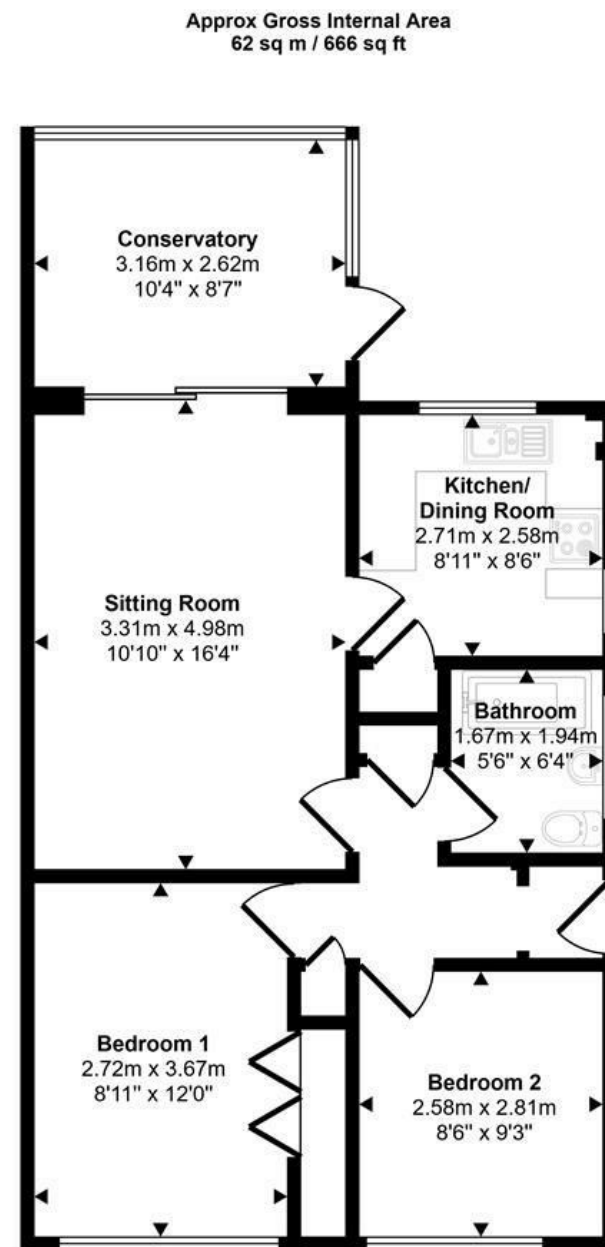


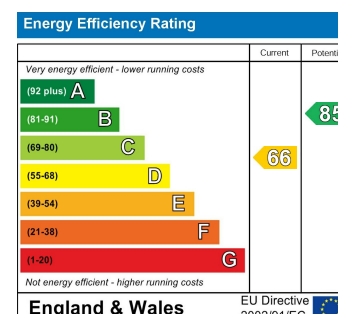


Floorplan

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.

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## Roseberry Gardens Gillingham

Asking Price  
£235,000

Tucked away in a peaceful cul-de-sac, this modern semi-detached bungalow offers the perfect blend of comfort, convenience, and potential. With local amenities, the town centre, and a mainline train station all within easy reach, this home is ideal for those seeking a relaxed yet well-connected lifestyle.

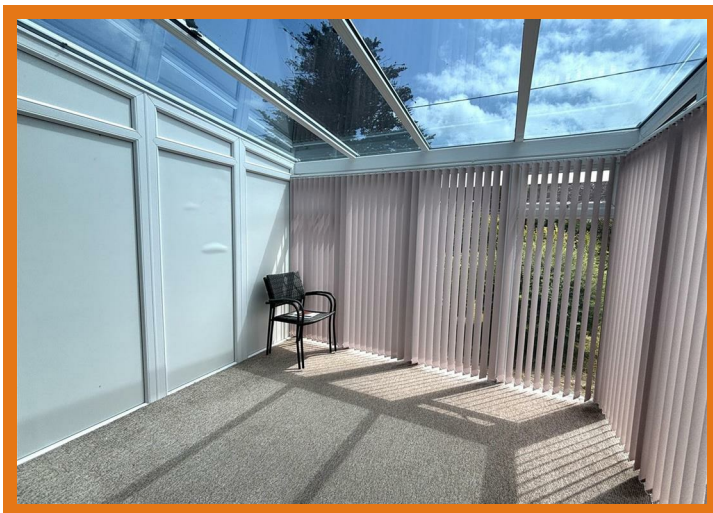
Step inside and be welcomed by a bright, spacious interior designed for easy living. The generous sitting room flows seamlessly into a delightful conservatory, where you can enjoy tranquil views over the well-maintained garden—perfect for relaxing or entertaining. The modern kitchen is fitted with sleek, contemporary units, offering both style and functionality.

Both double bedrooms are well-proportioned and come with built-in wardrobes, ensuring excellent storage. The hallway also benefits from additional storage space, keeping everything neatly tucked away. The bathroom with a modern suite, completes the interior.

Outside, the long driveway and garage provide ample parking and extra storage options, while the nicely sized rear garden offers a private outdoor haven—ideal for enjoying sunny afternoons or creating your own green retreat.

Comfortable and move-in ready, yet offering plenty of scope to make it your own, this charming bungalow is a fantastic opportunity for those looking to settle into a welcoming community and no onward chain, ensuring a smooth and stress-free move.

Don't miss out—viewing is highly recommended!



## The Property

### Accommodation

#### Inside

The main entrance lies to the side of the bungalow and opens into a good sized, welcoming entrance hall with doors leading off to the bedrooms, bathroom and sitting room. There is also a storage cupboard, airing cupboard and access to the loft space. The sitting room has plenty of room for a dining table and chairs as well as settees and armchairs. There is a door to the kitchen and sliding patio door, which opens into the conservatory that has full height windows overlooking the rear garden and a door to the side opening to a paved seating area.

The kitchen is fitted with a range of handleless modern soft closing units consisting of floor cupboards with corner carousels, separate drawer unit and eye level cupboards

with counter lighting beneath plus a built in cupboard. There is a good amount of work surfaces with a tiled splash back and a stainless steel sink and drainer with a mixer tap as well as space for appliances. For practicality, the floor is laid to vinyl.

Both the bedrooms are double sized and the bathroom is fitted with a suite consisting of a walk in bath with an electric shower over, pedestal wash hand basin and a WC. The wall are tiled and the floor is laid to vinyl.

#### Outside

##### Garage and Parking

The property is approached from the cul de sac onto a long drive with sufficient room to park three cars and leads up to the garage.

##### Gardens

For easy maintenance, the front garden is laid to gravel and a timber gate from the drive opens to the rear garden. This has paved seating

areas, lawn and flower and shrub beds. There is also an outside tap and garden shed. The garden is fully enclosed and enjoys a good amount of privacy.

### Useful Information

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

### Directions

#### From Gillingham High Street

Proceed down the High Street until the main road junction. Turn right at the junction, and as you approach the 'Co-operative roundabout', take the first exit heading towards Mere. Turn right into Claremont Avenue. Then right again into Roseberry Gardens where the property is located straight ahead. Postcode SP8 4RG

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.