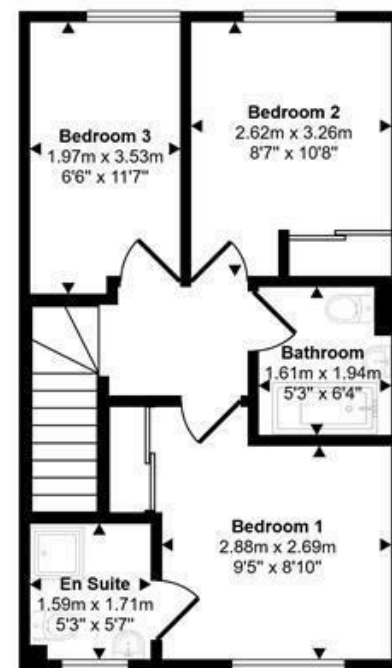


Ground Floor  
Approx 39 sq m / 419 sq ft



First Floor  
Approx 38 sq m / 414 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	85	
(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 2002/91/EC	



## Anglers Road Gillingham

Offers In Excess Of  
£280,000

Tucked away at the end of a quiet cul-de-sac, this modern semi-detached gem is just 18 months old and offers peace, privacy, and views of Duncliffe Woods. With no passing traffic and a stunning outlook that will soon include a landscaped wildlife and flower meadow, this home delivers both tranquillity and convenience.

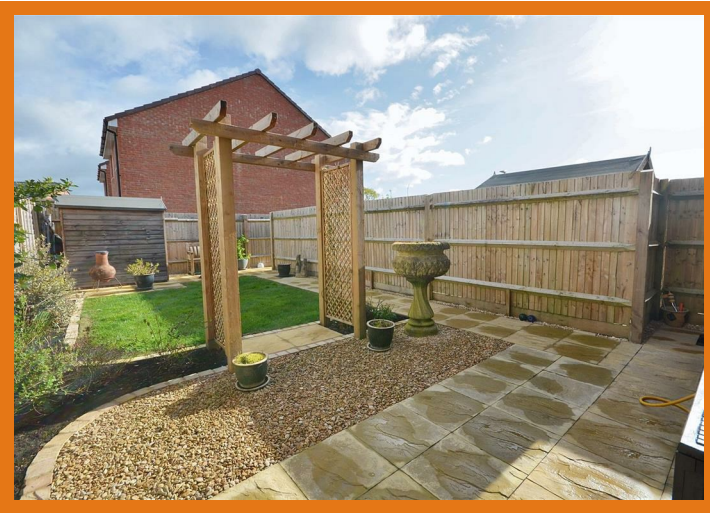
Step inside to a bright and welcoming layout designed for modern living. A spacious sitting room invites you to relax, while the open-plan kitchen and dining area—bathed in natural light—makes everyday life and entertaining a breeze. Sleek Amtico flooring flows throughout the ground floor, adding a smart, contemporary touch. You'll also find a large understairs cupboard for extra storage and a handy downstairs cloakroom.

Upstairs, there are three bedrooms—including two generous doubles and a single—perfect for growing families, guests, or a home office. The main bedroom comes complete with its own en-suite, adding a touch of luxury to your morning routine. Dual-zone central heating keeps things cosy and efficient all year round.

Outside, the surprises keep coming: a generously sized rear garden with a shed, side and rear access, and two dedicated parking spaces right across from the house. And with the remainder of a 10-year guarantee still in place, you can move in with total peace of mind.

Whether you're stepping onto the property ladder, upsizing, or downsizing, this home ticks all the boxes. Close to town, yet with countryside walks literally on your doorstep—it's the best of both worlds, wrapped up in a beautifully modern package.





### The Property

#### Accommodation

##### Inside

**Ground Floor**  
The front door opens into a welcoming entrance hall with stairs rising to the first floor and door to the sitting room. There is a useful storage cupboard with power points. The floor is laid in an attractive and practical wood effect Amtico, which continues throughout the ground floor. The sitting room enjoys an outlook to the front with plenty of natural light and is a good size. From the sitting room a door opens into an inner hall space with door to the large understairs cupboard and the cloakroom. It also opens to a light and spacious combined kitchen and dining room.

The kitchen and dining room have an outlook over the rear garden with double doors that have integrated blinds, opening out to the rear garden. The kitchen area is fitted with a range of sleek soft closing modern units consisting of floor cupboards with plinth lighting, separate deep pan and cutlery drawers, pull out larder cupboard and eye level cupboards with under cabinet lighting. There is also a wall cupboard housing the boiler. You will find a generous amount of wood effect work surfaces with a matching upstand and a one and a half bowl sink and drainer with a swan neck mixer tap. The eye level double electric oven is built in and there is an induction hob with splash back and

extractor hood above. The slimline dishwasher, washing machine and fridge/freezer is built in.

##### First Floor

Stairs rise to the landing with doors to the bathroom and bedrooms. There are two double bedrooms, both with fitted wardrobes and the main with an en-suite shower room and a well proportioned single bedroom. The bathroom is fitted with a low level WC, pedestal wash hand basin and bath with a mains shower over.

##### Outside

**Parking**  
Opposite the house there are two owned parking spaces.

##### Garden

A larger than average for a modern home, this sunny, well-landscaped garden is a true outdoor retreat. A paved seating area at the rear is perfect for relaxing or entertaining, and a gravelled area with pergola leads you to a neatly kept lawn bordered with brick edging and established shrub beds. With a handy shed, side and rear access, and plenty of space to enjoy, it's a garden that's both practical and picture-perfect.

##### Useful Information

Energy Efficiency Rating B  
Council Tax Band C  
uPVC Double Glazing  
Gas Fired Central Heating from a combination

boiler and dual zone control  
Mains Drainage  
Freehold

There is a maintenance fee to pay for the upkeep of communal areas outside, The amount is £292.60 (not yet confirmed) payable to Remus the managing company. The property benefits from the remainder of the 10 year NHBC guarantee.

##### Directions

##### From Gillingham Town High Street

Proceed up the high street to the mini roundabout and go over towards the traffic lights taking the right hand lane. Turn right at the lights and follow the road. Turn first left into Addison Close, then turn right into the Lakeside Drive. Follow the road almost to the end and take a left turn into Anglers Road. Bear to the right, then right again where the property will be on your right. Postcode SP8 4YR - What3words - gates.scattered.verges

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.