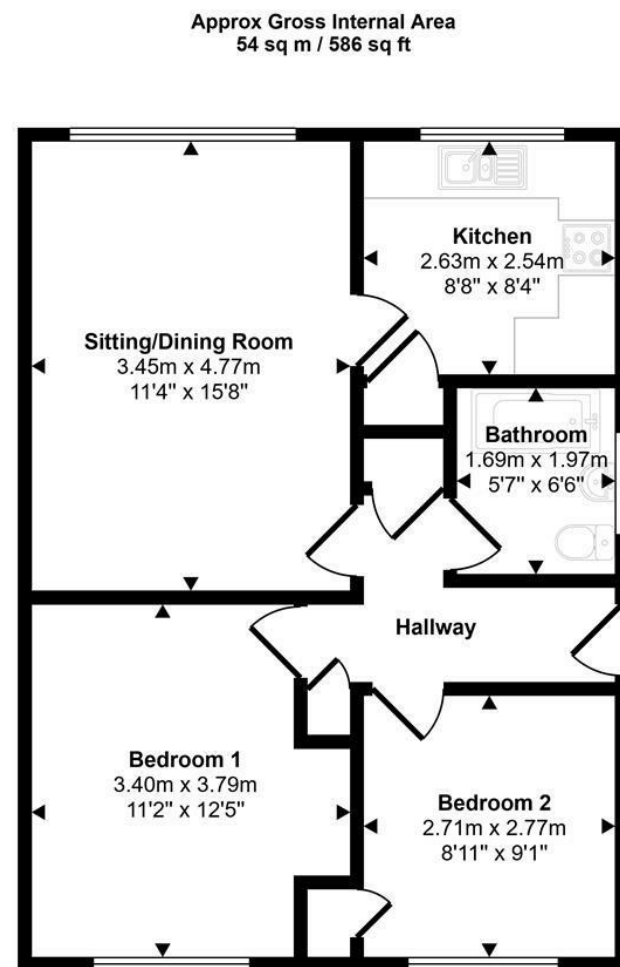




Floorplan

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.



Avondale Gardens Gillingham

Asking Price
£265,000

Situated in a popular residential area, in a quiet cul de sac of other similar properties with the Dorset countryside close by, this appealing detached bungalow is a home that instantly feels welcoming. Natural light fills the spacious sitting/dining room through a large bow window, creating the perfect spot to relax with a book or gather with friends. The kitchen is thoughtfully designed with wood effect units and space for your appliances, while two generous double bedrooms offer calm, comfortable retreats with views over the rear garden.

In a comfortable condition throughout yet full of potential, the property invites you to make it your own — ideal for anyone seeking an easy-to-manage home with space and scope. Outside, the driveway provides space for three cars and leads to a single garage, giving you practical storage or workshop options.

Whether you're searching for your first home, ready to downsize to something more manageable, or looking for a convenient lock-up-and-leave, this property fits beautifully. It's within easy reach of local shops, the town centre, and the mainline train station — close enough for everyday ease, yet far enough to enjoy peace without the hustle and bustle of town living. Offered with no onward chain, it's a lovely chance to embrace a relaxed, low-maintenance lifestyle in a popular Dorset town.

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



The Property

Accommodation

Inside

The main entrance lies to the side of the bungalow - the door opens into an L shaped entrance hall with access to the loft space and the airing cupboard, which houses the hot water cylinder. There is also a useful store cupboard and doors leading off to the bedrooms, bathroom and the sitting/dining room. The generously sized sitting/dining room enjoys plenty of natural light from the large bow window that overlooks the front garden. There is a wall mounted cabinet and storage unit. A door opens into the kitchen.

The kitchen also overlooks the front garden and is fitted with a range of modern light wood grain effect units consisting of floor cupboards with corner carousel, separate drawer unit and eye level cupboards. You will find a good amount of work surfaces with a tiled splash back and a one and a half bowl sink and drainer with a mixer tap. There is space for a fridge/freezer and slot in

cooker plus plumbing and space for a washing machine. In addition, there is a storage cupboard housing the utility meters. The floor is laid in an attractive and practical wood effect vinyl.

You will find two double sized bedrooms, both with a view over the rear garden. Bedroom two has a single built in wardrobe, whilst the main bedroom has a recess that is ideal for a double wardrobe. The bathroom is fitted with a coloured suite consisting of a WC, wall mounted wash hand basin and a bath with an electric shower above.

Outside

Drive and Garage

The bungalow is approached from the cul de sac onto a tarmacadam drive with space to park at least three cars and leads up to the garage. The single garage has an up and over door and is fitted with light and power. It measures about 4.72 m x 2.44 m/15'6" x 8'.

Gardens

The front garden is laid to lawn with a central bed planted with a variety of shrubs and flowers. The rear garden is

mostly laid to lawn with some beds planted with flowers. There is a gravelled area that is ideal for pot plant display or bin storage.

Useful Information

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

Location and Directions

Gillingham is a vibrant market town in North Dorset, offering a wonderful blend of rural charm and modern convenience. Surrounded by rolling countryside yet well-connected by a mainline railway station with direct services to London Waterloo, it's an increasingly popular choice for families and commuters alike. The town features a good range of everyday amenities, local shops, doctors and leisure facilities and excellent schooling for all ages. Postcode - SP8 4RW
What3words -
///picturing.stags.creatures

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