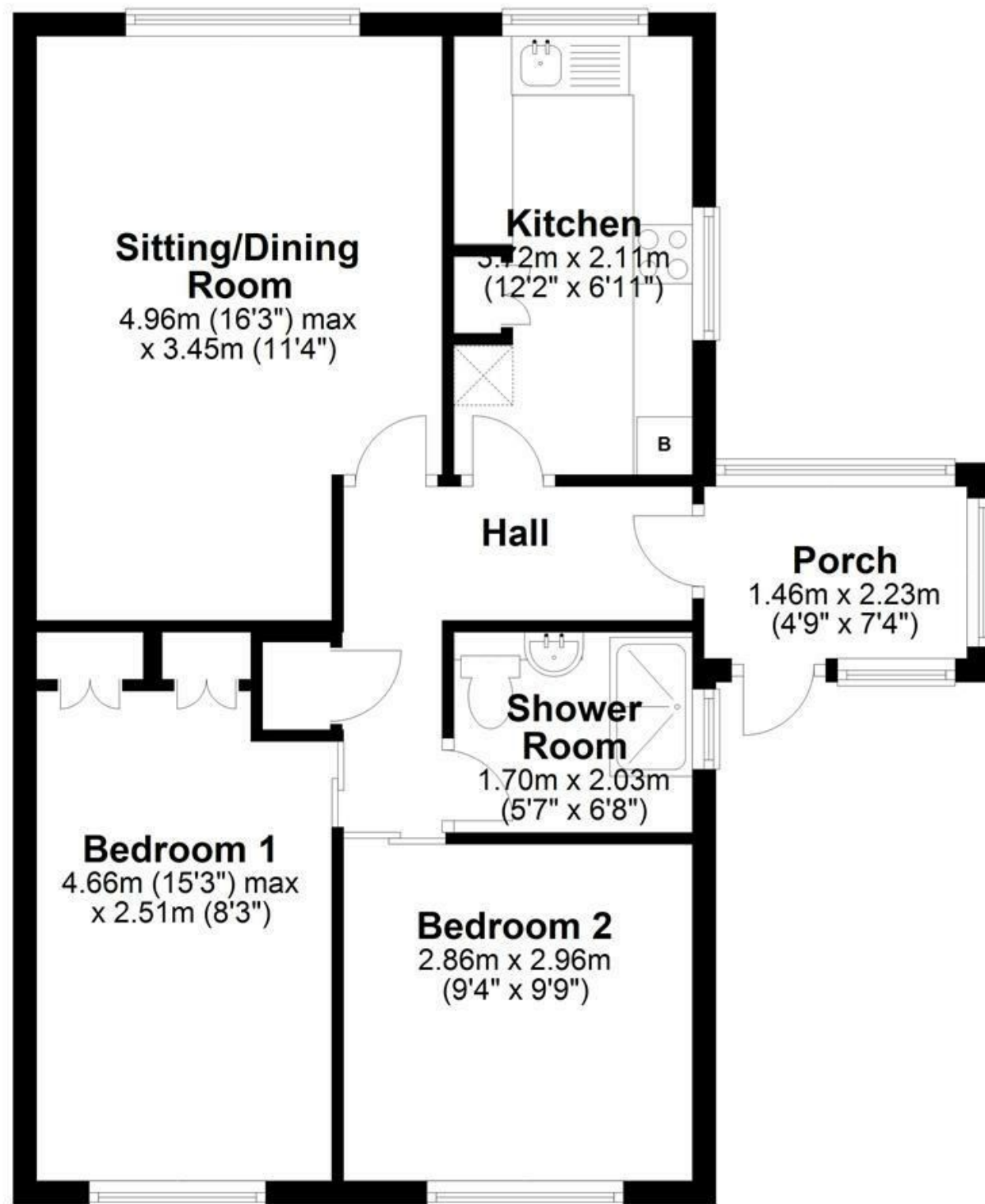


## Floor Plan

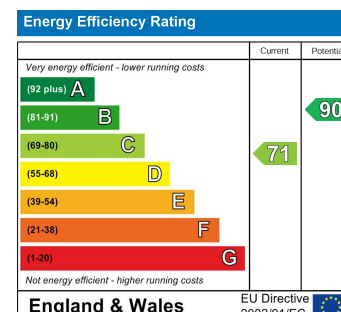
Approx. 57.8 sq. metres (622.5 sq. feet)



Total area: approx. 57.8 sq. metres (622.5 sq. feet)

Restways  
High Street  
Gillingham  
Dorset  
SP8 4AA

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



Wessex Way  
Gillingham

Asking Price  
£220,000

Offered for sale with no onward chain, this well-presented two double bedroom semi-detached bungalow is quietly positioned within a tucked away residential setting, enjoying a good degree of privacy and open outlooks from the rear garden. The property offers well-balanced accommodation, ideal for those seeking single-storey living in a peaceful yet convenient location, with shops and local amenities within easy reach.

The bungalow has been maintained and improved by the current owner, including the installation of a new boiler, and benefits from gas fired central heating and uPVC double glazing throughout. Internally, the layout flows well, with a bright sitting/dining room providing a comfortable everyday living space, while the kitchen enjoys views over the rear garden and offers a practical arrangement. Two bedrooms are positioned to the front of the property, both enjoying pleasant outlooks, and are served by a modern shower room.

Outside, the garden is a particular feature, enjoying a west-facing aspect with a combination of lawn and low-maintenance areas, offering sunny spots throughout the day and a good level of privacy. This attractive bungalow represents an excellent opportunity for downsizers, first-time buyers or those seeking a manageable home in a quiet location, with the added benefit of no onward chain.





## The Property

### Accommodation

#### Inside

The property is approached via a porch which opens into a central hallway, providing access to all principal rooms. The sitting/dining room is a bright and welcoming space, with ample room for both seating and dining furniture, and a pleasant outlook to the front. The kitchen is fitted with modern units and worktops, with space for freestanding appliances, and enjoys a view over the rear garden, creating a light and practical working environment.

There are two bedrooms, both of comfortable proportions and positioned to enjoy outlooks over the garden. The shower room is fitted with a modern suite comprising a walk-in shower enclosure, wash hand basin and WC, finished in a clean and contemporary style.

Both the bedrooms have an outlook over the front garden and the main bedroom has built in wardrobes. The shower room is fitted with a low level WC with dual flush facility and concealed cistern, vanity wash hand basin with mono tap and mirror fronted bathroom cabinet above plus a large shower cubicle with mains shower.

#### Outside

**Garage and Parking**  
The property is approached from the cul de sac onto a drive with space to park one car and leads up to the garage, which has an up and over door, plus a personal door to the side opening to the front garden.

**Gardens**  
The rear garden is west facing and enjoys a good degree of privacy. Laid mainly to lawn with areas designed for ease of maintenance, the garden provides a lovely outdoor space for relaxation and entertaining, with several sunny

spots and open views beyond the boundary. The front of the property is neatly arranged, contributing to the tucked away and quiet feel of the setting.

### Useful Information

Gas fired central heating  
Mains drainage  
uPVC double glazed windows  
EPC Rating: C  
Council Tax Band: B  
Freehold  
Offered for sale with no onward chain  
No Onward Chain

### Directions

#### From Gillingham Town

What3words  
///develop.bypassed.shifting

Postcode  
SP8 4LX

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.