



Primrose Close, Gillingham

£210,000

Council Tax Band B Tax Rate £2,045 per annum



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to schedule your viewing of this well situated two bedroom home, found in the ever popular residential Wyke area of Gillingham. The property is a mid terrace and has accommodation laid out across two floors; the ground floor comprising of a large main living room and a modern fitted kitchen, in addition to two bedrooms and bathroom on the upper floor. The main living room is of ample size to accommodate lounge and dining furniture, whilst the fitted kitchen has a range of base level and wall mounted units as well as a small breakfast counter. Externally you will enjoy a private an enclosed South West facing rear garden that enjoys excellent light through the afternoon and evenings, along with a small front garden space leading the main entrance of the home. Parking for two vehicles can be found outside and the property is offered for sale with no onward chain. To view the virtual tour please follow this link:

[Click Here](#)

What our Vendor Loves

"This lovely house is in the most desirable part of Gillingham within a quiet cul-de-sac. There's a meandering footpath along the River Stour nearby whilst there is easy access to the High Street and Waitrose supermarket, just a 10 minute stroll away. The quaint, low-maintenance garden enjoys gorgeous evening sun and there are two allocated parking spaces just a few metres away from the front door. It is a very family friendly and safe neighbourhood with great schools nearby."

Key Features

Mid Terrace House

Two Bedrooms

Garden to front and rear

Gas central heating

Parking for two vehicles

Offered with no onward chain



Rooms

Entrance Hallway

7'3" x 3'9" (2.21m x 1.14m)

Living Room

15'5" x 12'11" (4.70m x 3.94m)

Kitchen

7'8" x 12'11" (2.34m x 3.94m)

First Floor Landing

5'4" x 6'1" (1.62m x 1.85m)

Bedroom One

10'8" x 9'4" (3.25m x 2.84m)

Bedroom Two

12'3" x 6'6" (3.73m x 1.98m)

Bathroom

6'8" x 6'3" (2.03m x 1.91m)

Directions

Heading from the A303 at Mere head South towards Gillingham on the B3092 and upon entering Gillingham at the first round-a-bout go straight over and proceed down to the next round-about and take the second exit. Turn right along Cemetery Road and follow into Rolls Bridge and follow into Rolls Bridge Lane. Proceed along and turn right into Primrose Close and the property will be found on your left hand side.

Agent Notes

Additional material information may be available from the agent. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible outcome for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages.





Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

Call: 01373 482900

Web: www.forestmarble.co.uk

Email: will.parfitt@forestmarble.co.uk

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		