



Connells

Long Hill  
Mere Warminster



### Property Description

Set in the sought after town of Mere is this three bedroom semi-detached home in need of modernisation. Comprising of lounge, kitchen, three bedrooms with a separate bathroom, front and rear gardens, a single garage and driveway parking. An added bonus is that there is no onward chain!

Mere offers a variety of shops, a primary school, a post office, a dentist and a doctor's surgery. It provides access to the A303 and then M3 directly into London. A direct train line runs from nearby Gillingham to London Waterloo.

### Entrance Hall

The entrance hall has a door to the front with stairs leading up to the first floor, a fuse box, a radiator and laminate flooring.

### Lounge

11' 8" x 15' 1" ( 3.56m x 4.60m )

The lounge has double glazed window and door to the rear with an under stairs storage cupboard, a TV point, a radiator and laminate flooring.

### Kitchen

8' 9" x 14' 9" ( 2.67m x 4.50m )

The kitchen has a double glazed window to the front with laminate flooring. There are wall and base units with work surfaces, space for an oven and a fridge freezer, an extractor fan, a sink/drain, plumbing for a washing machine and a radiator.

### First Floor

### Landing

The landing has stairs up from the ground floor with access to the loft, an airing cupboard and carpet.

### Bedroom 1

8' 9" x 12' 3" ( 2.67m x 3.73m )

Bedroom one has a double glazed window to the front with a large built in wardrobe, a radiator and carpet.



### **Bedroom 2**

8' 9" x 11' 6" ( 2.67m x 3.51m )

Bedroom two has a double glazed window to the rear with a radiator and carpet.

### **Bedroom 3**

8' 4" x 8' 4" ( 2.54m x 2.54m )

Bedroom three also has a double glazed window to the rear with a radiator and carpet.

### **Bathroom**

The bathroom has a double glazed window to the front with partially tiled walls and laminate flooring. There is a bath with mixer taps and a shower attachment, WC, wash hand basin, storage space, an extractor fan and a radiator.

### **Outside**

#### **Front Garden**

The front garden is mainly laid to lawn with a stone pathway leading to the front of the property.

#### **Rear Garden**

The fully enclosed rear garden is also mainly laid to lawn with an area of patio and access to the rear via a gate.

### **Parking**

There is a single garage (16'1 x 8'2) with an up and over door and a tarmac driveway just in front.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01747 821 791**  
**E gillingham@connells.co.uk**

4 Clive House High Street  
 GILLINGHAM SP8 4QT

EPC Rating: C

**view this property online [connells.co.uk/Property/GIL305765](https://www.connells.co.uk/Property/GIL305765)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: GIL305765 - 0002