



**Connells**

Addison Close  
Gillingham





### Property Description

Connells are pleased to present this fantastic opportunity to acquire a three-bedroom terraced home in the town of Gillingham, Dorset. Situated close to local amenities and benefitting from allocated parking, this property presents itself with an immense amount of potential for improvement - ensuring any buyer has the ability to put their own stamp on their new home. CALL CONNELLS AND BOOK YOUR VIEWING TODAY!

### Entrance Hall

The entrance hall has a thermostat, consumer unit, radiator, and a smoke alarm.

### Cloakroom

The cloakroom has a double glazed frosted window to the front of the property as well as a WC and a hand wash basin.

### Living Room

11' 5" max x 13' max ( 3.48m max x 3.96m max )

The living room has two double glazed windows to the front of the property. It has a gas fireplace, internet point, TV point, and a radiator.

### Kitchen

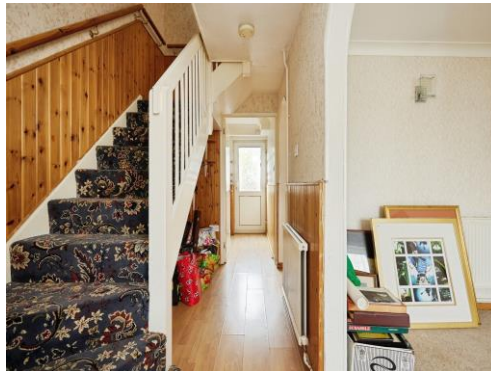
10' 1" max x 11' 5" max ( 3.07m max x 3.48m max )

The kitchen has two double glazed windows to the rear of the property. It has both wall and base units, a radiator, extractor hood, one and a quarter bowl sink and drainer, space for white goods, and space for an oven.

### Utility Room

5' 9" max x 6' 3" max ( 1.75m max x 1.91m max )

The utility room has a door to the rear of the property. It has a gas boiler and space for white goods.



## **First Floor**

### **Landing**

The landing has a smoke alarm and a loft hatch.

### **Bedroom 1**

13' max x 8' max ( 3.96m max x 2.44m max )

Bedroom 1 has two double glazed windows to the front of the property. It has a large floor to ceiling storage cupboard and an airing cupboard with the boiler control unit.

### **Bedroom 2**

10' max x 10' max ( 3.05m max x 3.05m max )

Bedroom 2 has two double glazed windows to the rear of the property. It has a radiator and a large integrated storage cupboard.

### **Bedroom 3**

9' 11" max x 7' 6" max ( 3.02m max x 2.29m max )

Bedroom 3 has a double glazed window to the front of the property as well as a radiator.

### **Bathroom**

The bathroom has a double glazed frosted window to the front of the property. It has a bath with an overhead shower, a radiator, WC and hand wash basin.

## **Outside**

### **Front Garden**

The front garden has an outside tap, a shared paved path to the front door and a mature shrub area.

### **Rear Garden**

The courtyard style rear garden has a shed, powered outbuilding, fence borders and a gate to the rear.







**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/GIL306351](http://connells.co.uk/Property/GIL306351)**



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.

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