





Property Description

Welcome to Westfield, Bruton; a three-bedroom terraced home comprising modern and stylish accommodation throughout. This home also comes with a single garage and off-street parking. From purchasing this property seven years ago, our sellers have improved many aspects of this home to ensure a buyer could move straight in and enjoy; the finished work includes a new heating system and combination boiler, tiled flooring in the kitchen, the living space and the bathroom, a utility cupboard fit with plumbing for a washing machine/WC and a transformation of the third bedroom into a very useful dressing room. This home presents a perfect opportunity for a buyer to come and make this house their home! If that's not enough, this property also comes with a single garage en-bloc to facilitate your storage needs. CALL CONNELLS AND BOOK YOUR VIEWING TODAY!

Entrance Hall

The entrance hall has a smoke alarm, consumer unit, energy control unit, utility cupboard and a radiator.

Lounge

17' 6" max x 15' 2" max (5.33m max x 4.62m max)

The lounge has three double glazed windows to the rear of the property and a door to the rear garden. It has a radiator, TV point and tiled flooring.

Kitchen

8' 9" max x 8' 10" max (2.67m max x 2.69m max)

The kitchen has three double glazed windows to the front of the property. It has both wall and base units, quartz worktops, an integrated oven, induction hob, extractor hood, an integrated fridge freezer, combi boiler, and a sink and drainer.



First Floor

Landing

The landing has a loft hatch, smoke alarm and an airing cupboard.

Bedroom 1

8' 8" max x 15' 5" max (2.64m max x 4.70m max)

Bedroom 1 has three double glazed windows to the front of the property and a radiator.

Bedroom 2

8' 9" x 11' (2.67m x 3.35m)

Bedroom 2 has three double glazed windows to the rear of the property and a radiator.

Dressing Room / Bedroom 3

6' 10" x 6' 8" (2.08m x 2.03m)

Dressing Room / Bedroom 3 has two double glazed windows to the rear of the property.

Bathroom

The bathroom has two frosted, double glazed windows to the front of the property. It has a WC, hand wash basin with vanity units, a large shower cubicle, an extractor fan and a heated towel rail.

Outside

Front Garden

The front garden has a storage cupboard, external lights, a concrete path to the front door and a lawn area. The property has a single garage.

Rear Garden

The 3 tiered rear garden has patio areas and a lawn space. It has fence and brick borders, external lights and a small wooden storage shed.

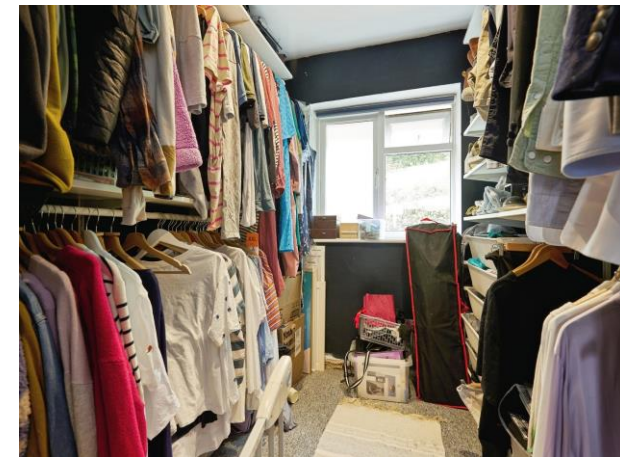




Ground Floor



1st Floor



To view this property please contact Connells on

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4 Clive House High Street
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EPC Rating: C Council Tax
 Band: B

view this property online connells.co.uk/Property/GIL306370

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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