







### Property Description

Set in the rural location of Pen Selwood is this charming two bedroom mid-terraced cottage with exposed stone walls. Inside you'll find a downstairs cloakroom, an open plan lounge with an exposed brick fireplace, a kitchen, two bedrooms and a bathroom. Outside there is a low maintenance tiered rear garden that's laid to lawn.

A viewing at this property is highly recommended to appreciate the beautiful countryside views and scenic walks that this property has to offer.

### Entrance Porch

The entrance porch has a double glazed window to the side with a bench and exposed stone walls.

### Cloakroom

The cloakroom has partially tiled walls with two double glazed windows to the rear, a shower cubicle, WC, wash hand basin and a storage cupboard.

### Lounge

18' 10" x 11' 3" ( 5.74m x 3.43m )

The lounge has two double glazed windows to the front with an exposed brick fireplace, two radiators, a TV point, and a telephone point.

### Kitchen

11' 9" max x 7' max ( 3.58m max x 2.13m max )

The kitchen has a double glazed window to the rear with tiled flooring. There are wall and base units, an electric oven, a stainless steel sink/drainers and space for a fridge freezer.



## **First Floor**

### **Landing**

The landing has a double glazed window to the rear with a radiator and carpet.

### **Bedroom 1**

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

Bedroom one had a double glazed window to the front with a seat, a radiator and carpet.

### **Bedroom 2**

8' 5" max x 8' 1" max ( 2.57m max x 2.46m max )

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

### **Bathroom**

The bathroom has a double glazed window to the rear of the property. There is a bath with an overhead shower, WC, wash hand basin, storage cupboard and access to the loft.

## **Outside**

### **Rear Garden**

The tiered rear garden is partially enclosed and laid to lawn.

### **Parking**

There is allocated parking for two vehicles.







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: D Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/GIL306489](https://www.connells.co.uk/Property/GIL306489)**



Tenure: Freehold



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