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ESTATE AGENTS



Newbury

Gillingham, SP8 4QJ

****NO FORWARD CHAIN**** Nestled in the heart of Gillingham, this attractive 3 bedroom detached period property from the 1850s is a true gem waiting to be discovered. Convenience is key with this property, as it is within easy walking distance of the town centre, doctors, dentists, schools, and mainline train station (Exeter-London/Waterloo). Whether you're looking to run errands, commute to work, or simply explore the town, everything you need is just a stone's throw away. EPC Band:- D

£365,000 Freehold

Council Tax Band: C

Newbury

Gillingham, SP8 4QJ



Description

Nestled in the heart of Gillingham, this attractive three bedroom detached period property from the 1850s is a true gem waiting to be discovered. The house boasts a perfect blend of character and modern convenience, making it a delightful place to call home.

Maintained to an exceptionally high standard, this property exudes elegance and style throughout. The immaculate decorative order adds a touch of sophistication to the spacious interior, creating a warm and inviting atmosphere for you and your family to enjoy.

The accommodation is arranged over two floors and in brief comprises:- Entrance porch; a well equipped modern kitchen with exposed stone walls, fitted with a range of attractive floor and wall units including built in electric oven, electric hob, with extractor hood over, integrated slimline dishwasher and space for a fridge/freezer. There is also a door opening onto the rear garden, an opening to the lounge/diner and door to:- Utility room with vinyl flooring, plumbing for washing machine, shelving and window overlooking the rear garden. The lounge/diner is a well proportioned, double aspect family room offering plenty of comfort and character with exposed stone feature wall, feature fireplace housing a cosy wood burner, good ceiling height, stairs to the first floor and door to the

front. A downstairs cloakroom completes the layout on this floor. The landing on the first floor has doors to all rooms including an airing cupboard. Bedroom one is a lovely bright and airy room with sash window enjoying outlook to the front and door to:- a beautiful ensuite shower room fitted with a digital walk in double shower, wash hand basin vanity unit, WC, heated towel rail and extractor fan.

There are two further good sized bedrooms and a separate shower room which is fitted with a walk in shower, heated towel rail, vanity wash hand basin, WC and extractor fan.

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Outside

The property is approached from the town via gates that open onto a large tarmac driveway providing ample parking for several vehicles. The driveway is edged with well established flower and shrub beds and borders adding a splash of colour to the exterior of the property. There is also access on the right side of the property leading to the

rear garden.

A fully enclosed fenced rear garden which is paved and gravelled for ease of maintenance. There is a generous sized level patio area and sun terrace with an original well along with raised shingled flower and shrub beds, an original brick outhouse which adds a touch of history to the property, making it truly unique.

Location

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose, bank and a building society, library, 3 primary schools and well renowned secondary school, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303 and a mainline railway station on the London/Waterloo to Exeter line.

Additional Information

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: C

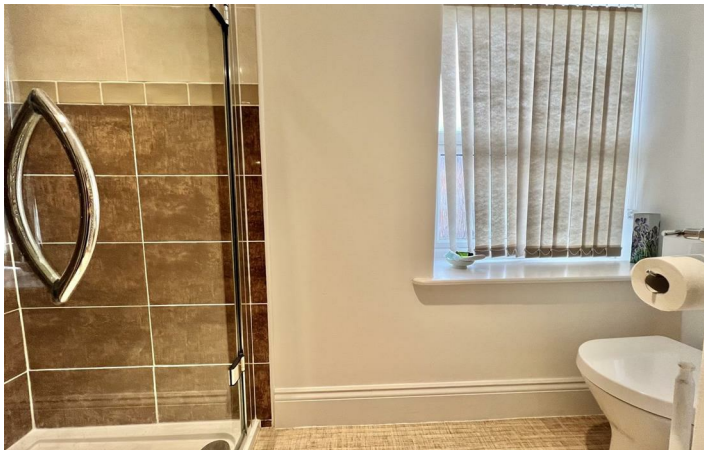
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: D



Directions

From our Gillingham Office proceed up the High Street and continue into Newbury. Go past Lidl's and Bracher Brothers on your left hand side. Just past here there is a shared driveway that leads to Newbury Cottage.

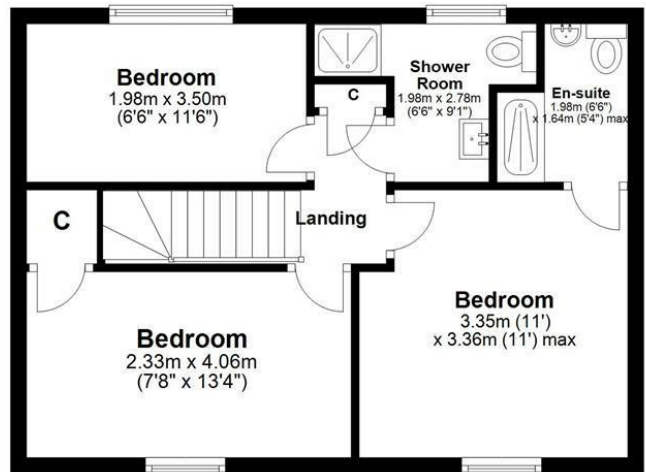


Floor Plan

Ground Floor



First Floor



Total area: approx. 83.5 sq. metres (898.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	