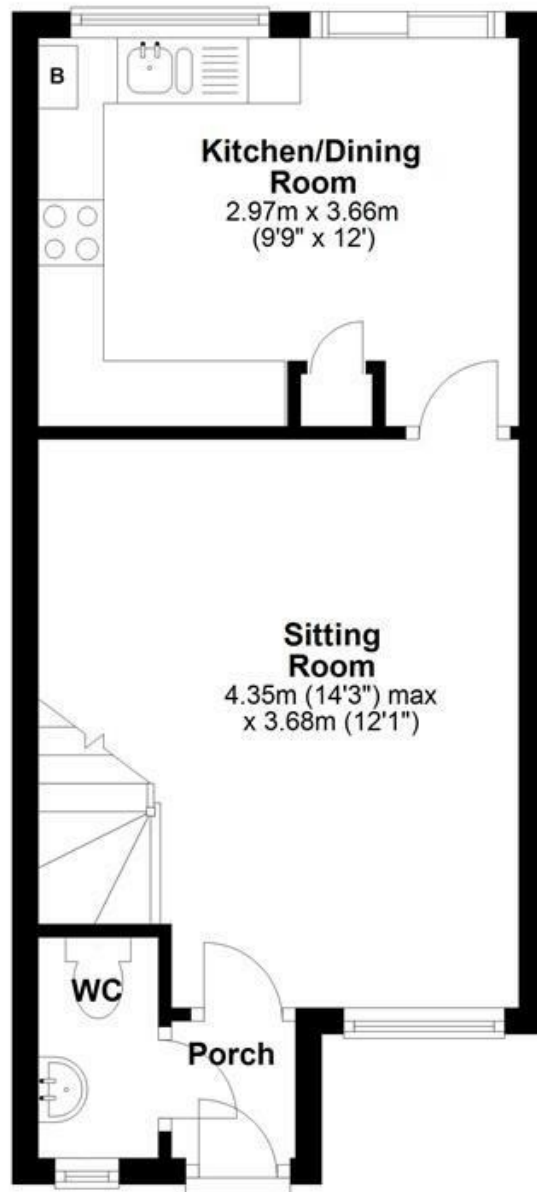


## Ground Floor

Approx. 29.5 sq. metres (317.5 sq. feet)



## First Floor

Approx. 27.3 sq. metres (293.3 sq. feet)



Total area: approx. 56.7 sq. metres (610.8 sq. feet)

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

t. 01258 473030  
sales@mortonnew.co.uk  
www.mortonnew.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## Pimpernel Court Gillingham

Asking Price  
£205,000

Stylish & Move-In Ready – 2-Bed Home in the Heart of Wyke, Gillingham

Situated in the ever-popular Wyke area of Gillingham, this beautifully upgraded mid-terrace home is full of charm, comfort, and convenience. With two generously sized double bedrooms - both with fitted wardrobes, a spacious sitting room, and a bright kitchen/dining area perfect for hosting friends or enjoying quiet family dinners, it's a home that truly works around your lifestyle.

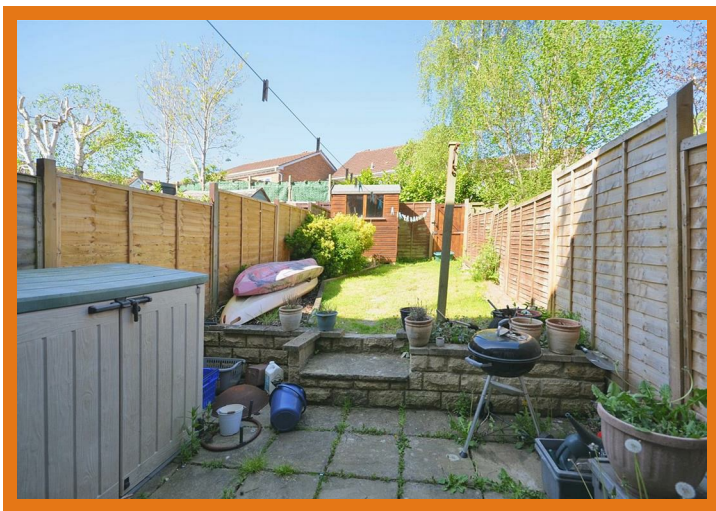
Freshly redecorated throughout, the property also boasts new flooring, sleek kitchen units, and a well-maintained garden—all the hard work has already been done - all you need to do, is your own planting scheme. Inside, Just bring your furniture and settle in. Additional highlights include a modern bathroom, a handy cloakroom, and off-street parking for two cars right outside the front door.

Ideally located, this home is within easy walking distance of Gillingham's town centre and mainline railway station, making daily commutes or weekend getaways a breeze. And when it's time to unwind, you're just minutes from scenic riverside and countryside walks, offering a perfect escape into nature.

Whether you're a first-time buyer, a savvy investor, or looking for a low-maintenance lock-up-and-leave, this property ticks all the right boxes. With no onward chain, it's ready when you are.

This is more than just a house—it's your next chapter, ready to begin.





### The Property

#### Accommodation

##### Inside

The front door opens into a useful porch with a practical coir matting. Doors lead off to the sitting room and to the cloakroom, which is fitted with a WC and wall mounted wash hand basin. The sitting room is of a good size and benefits from a window to the front and stairs rising to the first floor with a recess beneath. A door opens into the kitchen/dining room.

This has a sliding door out to the garden from the dining area and window from the kitchen with an outlook over the garden. It is fitted with a range of units consisting of floor cupboards - some with drawers and eye level cupboards. There is a good amount of work surfaces with a tiled splash back and a stainless steel sink and drainer with a swan neck mixer tap. You will find a built in electric oven and ceramic hob with an extractor hood above plus space for fridge/freezer and plumbing for a washing machine. There is practical and attractive wood effect flooring.

##### First Floor

Stairs rise to the landing where there is

access to the loft space and the airing cupboard housing the hot water cylinder. Doors lead off to the bedrooms and bathroom. The bathroom

##### Landing

Stairs rise to the landing. Ceiling light. Smoke detector. Access to the loft space. Airing cupboard housing the hot water cylinder and fitted with slatted shelves. The bathroom is fitted with a modern suite consisting of a WC, pedestal wash hand basin with shelf, mirror, shaver light/point over, and bath with mixer tap and an electric shower above.

Both the bedrooms are double sized and have built in wardrobes with sliding mirror fronted doors.

##### Outside

###### Parking and Garden

There is space in front of the house to park two cars. The rear garden is partly laid to paving stone sun terrace to the back of the house, where there is also an outside water tap. A step rises to the main body of the garden, which is laid to lawn with a stepping stone path leading to the end of the garden where there is a timber shed and gate, which opens to a path leading along the rear of the neighbour to the front.

The garden is of a manageable size, offering a blank canvas for one's own design, fully enclosed and enjoys a good amount of sunshine.

##### Useful Information

Energy Efficiency Rating C  
Council Tax Band B  
uPVC Double Glazing  
Gas Fired Central Heating  
Mains Drainage  
Freehold  
No Onward Chain

##### Directions

###### From Gillingham Town

Proceed down the High Street bearing right into Queen's Street. At the junction with Le Neubourg Way turn left. Take the next right into Cemetery Road which leads into Rollsbridge. Go past the open green and take a turning left into Woodsage Drive. Take the second turning right into Pimpernel Court. The property will be found almost straight ahead at the end of the road. Postcode SP8 4UW. What3words - clouding.loitering.immunity

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.