



Hawthorn Avenue, Gillingham

Asking Price £425,000

Hawthorn Avenue, Gillingham, Dorset SP8 4ST

- No Forward Chain
- Spacious Living Accommodation
- Converted Garage to Provide Extra Large Room
- Popular Residential Area
- Close to Riverside Walks and Schools
- Short Walk to Amenities
- Studio in Rear Garden
- EPC: Awaited

LOCATION

The North Dorset town of Gillingham offers the amenities of a major town, while retaining all the charm of rural Dorset. The town has a wide range of facilities, including Waitrose & Asda superstores, a doctor's surgery, dental practice, pharmacies, local shops, boutiques and a well-connected railway station. Gillingham School is a highly sought after mixed comprehensive and there are several independent schools nearby including Port Regis, Sandroyd and Clayesmore. The communication links are excellent: the A303 runs north of the town and a mainline railway station provides services to London Waterloo (2 hours) and the south west.

DESCRIPTION

A spacious three bedroom bungalow, situated in one of Gillingham's most sought-after residential areas, offered for sale with no forward chain.

The property is located close to riverside walks and amenities, as well as being only a short walk to the town centre. The property offers many attractive features and has been well maintained throughout.



The property is entered through a wide hallway which gives access to a spacious sitting room at the front of the property, with a focal fireplace and plenty of light.

The kitchen has fitted units with a one and a half bowl ceramic sink, a Neff double oven and gas hob as well as space for white goods. A further door leads into the conservatory with patio doors leading into rear garden.

The property has three double bedrooms, two with the benefit of fitted wardrobes. There is a shower room, fitted with a modern suite comprising a shower cubicle, a low level WC and vanity unit hand wash basin. Next to the shower room is a separate cloakroom with a low level WC and pedestal hand wash basin.

From the second bedroom a door leads into the converted garage. This is a large room which can be used as a Study, a Hobbies room or for storage.





OUTSIDE

The property sits in a wrap around garden. The front is laid with gravel with a path and side access to the rear garden . In front of the house is a driveway for off road parking and a small shed with electricity connected.

The rear garden is laid to lawn with patio areas for seating as well as established flower beds on the edge of the garden. A key feature of the rear garden is the studio.

This offers a fantastic space as an art studio, a playroom, or a space to work from home.

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

SERVICES

All mains services are connected.

TENURE

Freehold.

COUNCIL TAX

Dorset Council Tax Band E

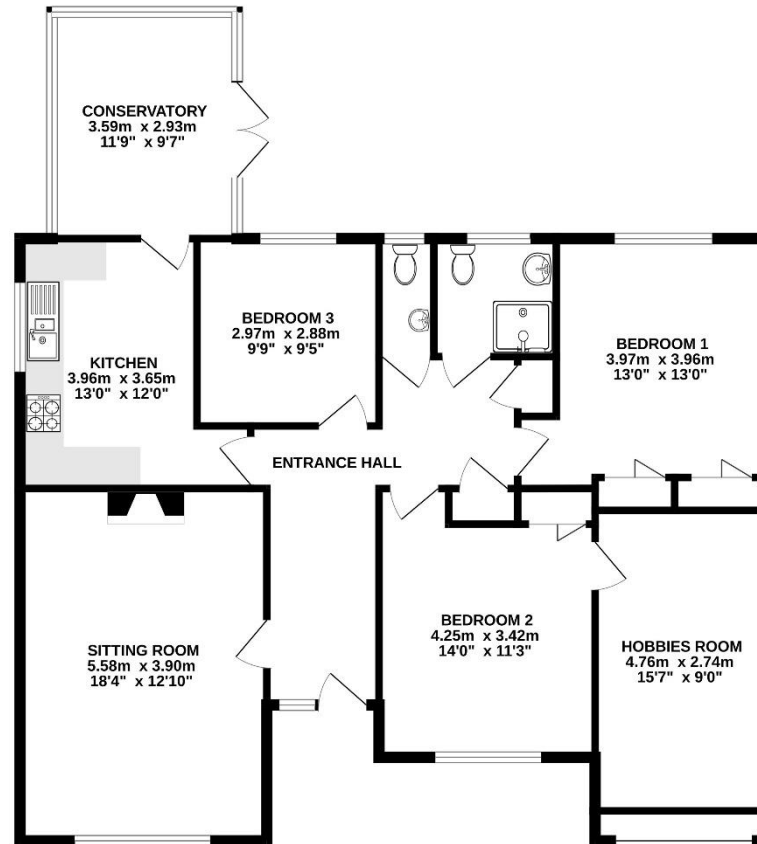
VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.
01747 213106 www.boatwrights.co.uk





GROUND FLOOR
114.4 sq.m. (1232 sq.ft.) approx.



TOTAL FLOOR AREA : 114.4 sq.m. (1232 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.
24 May 2024