



Wyke Road, Gillingham

Guide Price: £175,000



## Old Post Office, Wyke Road, Gillingham, Dorset, SP8 4NH

- No Forward Chain
- Two Bedroom Terrace Home
- An Exciting Project Opportunity
- Private, Enclosed Rear Garden
- Open Plan Living
- EPC: D

### 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 Claysmore. 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.

### THE PROPERTY

Being sold with no forward chain is this surprisingly spacious, two-bedroom home complete with courtyard garden, all within walking distance of Gillingham town centre and mainline station.

The ground floor accommodation is predominantly open plan featuring a front sitting room that flows into a dining area before entering the kitchen space. The well-equipped



kitchen boasts plentiful storage cupboards, work surface and appliance spaces whilst doors lead to the rear garden. Completing the ground floor is a useful cloakroom.

Upstairs there are two well-proportioned bedrooms as well as a three-piece family bathroom.

**Boatwrights**  
Estate Agents







## OUTSIDE

Externally the property enjoys a private rear garden that is predominantly laid to patio, edged with hedgerow.

A rear gate also features to allow for access.

## SERVICES

The property is warmed via electric heating.

## TENURE

Freehold.

## COUNCIL TAX

Dorset Council Tax Band A.

## VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

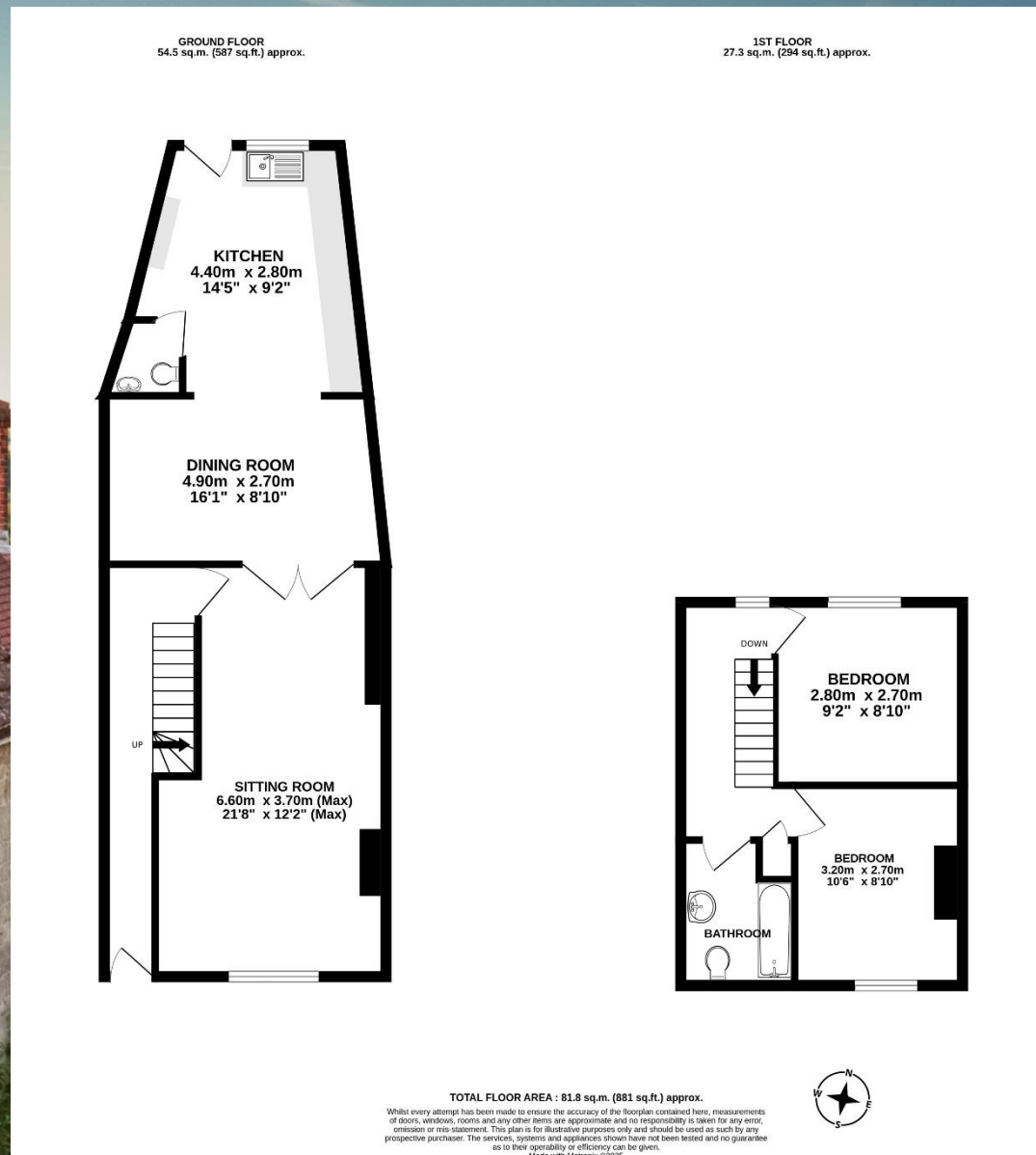
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**Important Notice**  
These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations.  
All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.  
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