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Horsefields, Gillingham, Dorset



£275,000

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1C HORSEFIELDS is a modern and spacious three bedroom semi detached house built of mellow brick elevations under a tiled roof situated in a popular and convenient location on the edge of Gillingham.

Having been lived in by the same family for 22 years the property has been maintained and improved during their ownership to provide a comfortable family home all presented in good order through out. The accommodation comprises of three good sized bedrooms, family bathroom, kitchen breakfast room, sitting room, utility room and a down stairs cloak room.

The property is located close to all local amenities including shops, schools and pubs with transport links such as the A303 and mainline railway within easy reach.

An early viewing is highly recommended to avoid disappointment.

APPROACHED Via paved pathway from the street to an open inset entrance porch with part glazed UPVC front door leading into:

ENTRANCE HALL: A bright reception area with vinyl flooring and doors to further rooms.

KITCHEN BREAKFAST ROOM (16' x 7'5) Fitted with a matching range of painted wooden wall and floor cabinets, drawers and trim with solid oak worktops, inset china clay sink and drainer unit with chrome mixer tap, tiled splash backs, space for freestanding electric oven with extractor hood over, space for dish washer, space for large American style fridge freezer, laminate flooring, UPVC double glazed window to front aspect, ample space for a table and chairs, TV point, radiator, wall lights.

UTILITY ROOM (7'1 x 6'1) Matching wall and base units with roll edge work surfaces over, space and plumbing for washing machine and separate tumble dryer, tiled splash backs, vinyl flooring, radiator, door into:

CLOAKROOM: Fitted with a modern white suite comprising of a low level wc and a wash hand basin sat atop a useful storage cabinet, tiled splash backs, vinyl flooring, UPVC obscure window, wall mounted 'Glow Worm' gas boiler.

SITTING ROOM (17'6 x 18'4 max) A bright and airy room of impressive proportions with double glazed sliding doors opening onto the rear garden, gas fire place and surround, UPVC double glazed window over looking rear garden, TV point, radiator, stairs to first floor.

LANDING: Stairs rise to first floor landing with loft hatch, radiator, banister rail and doors to further rooms.

BEDROOM ONE (14'2 x 11'6) A substantial double bedroom with a built in single wardrobe, radiator, TV point, UPVC double glazed window to front aspect.

BEDROOM TWO (12'6 x 10) Another good sized double bedroom with a built in single wardrobe, radiator and UPVC double glazed window over looking the rear garden.

BEDROOM THREE (8'5 x 8'2) A small double or large single bedroom with UPVC double glazed window to rear garden, radiator, ample power point.

FAMILY BATHROOM: A matching coloured suite comprising of a fully tiled panel enclosed bath with shower fittings, low level wc, wash hand basin, tiled splash backs, vinyl flooring, UPVC double glazed obscure window.

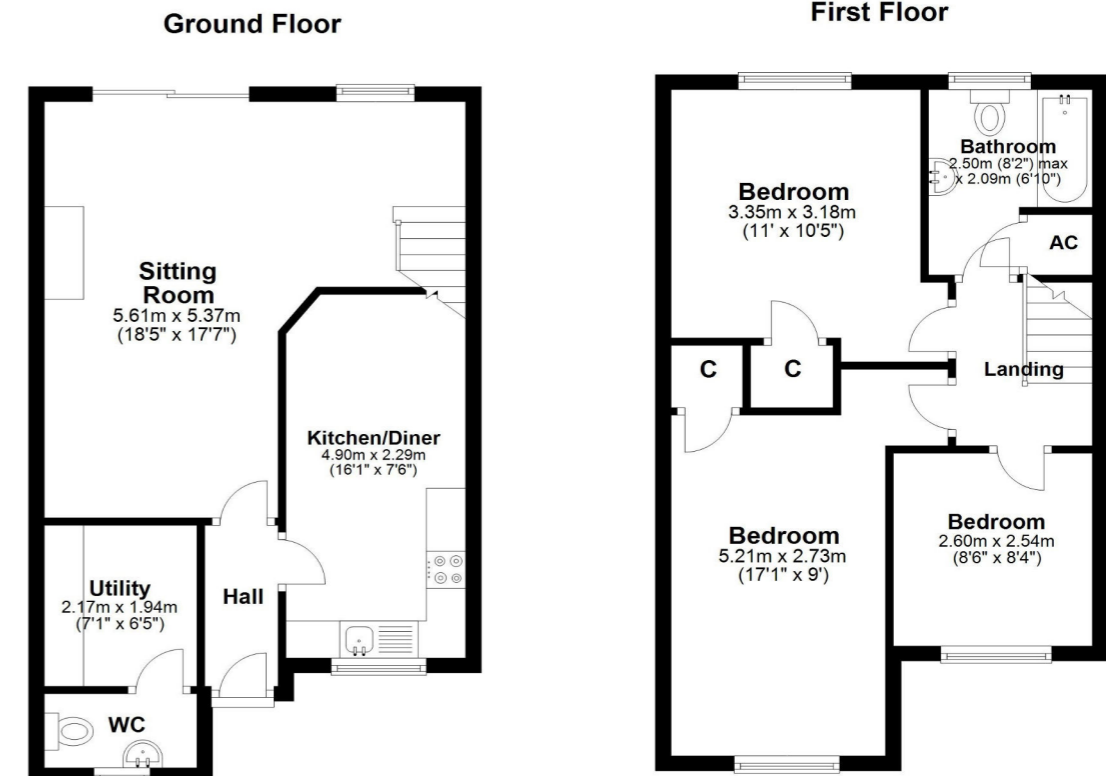
COUNCIL TAX BAND: C

OUTSIDE: The rear garden is a good but manageable size laid mainly to shingle for ease of maintenance with a large raised decked area providing a private space for garden furniture. Planted with a range of flowering shrubs and perennials which provide colour and interest throughout the seasons the garden is fully enclosed by timber panel fencing and enjoys a sunny and private position. Green house, useful timber garden shed, outside tap.

To the front of the property is an area of hard standing providing off road parking for two vehicles.

SERVICES: Mains Gas, Mains Drainage, Electric, Water, TV and Telephone.

TENURE: Freehold
EPC RATING: TBC



Total area: approx. 88.3 sq. metres (950.5 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
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