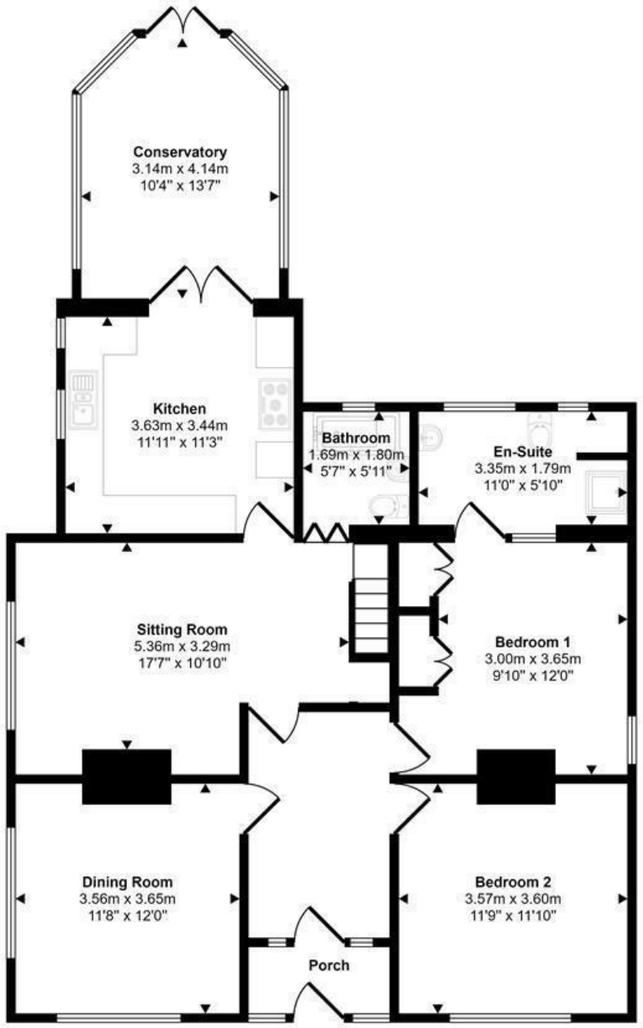
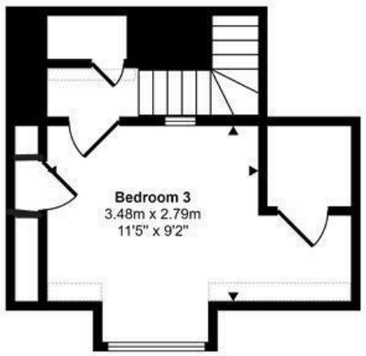
Approx Gross Internal Area
132 sq m / 1424 sq ft



Ground Floor
Approx 110 sq m / 1179 sq ft



First Floor
Approx 23 sq m / 245 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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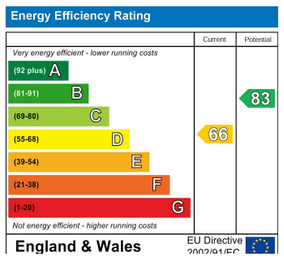


Morton • New

selling and letting properties

Wyke Road
Gillingham

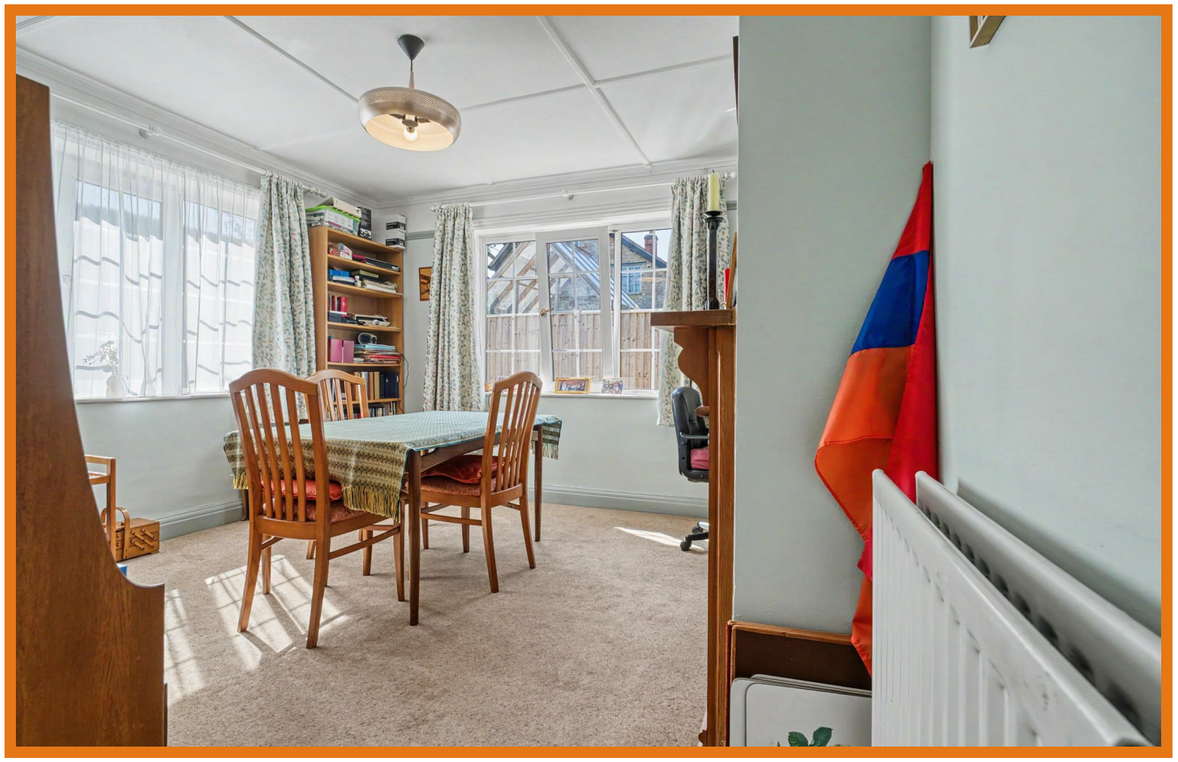
Asking Price
£360,000

A delightful chalet style bungalow offering flexible accommodation with three double bedrooms, situated in the popular and sought after Wyke area and within easy walking distance to the town centre and the mainline train station, which serves London Waterloo and the West Country. The property is within walking distance to schooling for all ages and is close to some splendid country and riverside walks.

The property dates to the mid 1930s and has been a very much loved and enjoyed home to our sellers for the last nineteen years. During this time it has been very well maintained and benefits from insulated floors at ground level, water softener, gas fired central heating via radiators and double glazing with an attractive cottage style pane glass bar.

The bungalow enjoys an easy to use layout with many of the well proportioned rooms providing flexible usage. The conservatory has sufficient space for a dining table, which would allow for a further double bedroom on the ground floor, if required. This lovely home will certainly go a long way to satisfy the needs of many potential buyers and provides comfortable accommodation with the option to change to one's own taste and design, as and when required.

A viewing is a must to truly appreciate this home and what it has to offer and an early viewing is urged to avoid missing out on the chance to be the next owner.



The Property

Inside
A part-glazed uPVC front door with a matching side panel opens into a useful entrance porch, with tiled flooring, coat hooks and windows to either side. From here, a further uPVC door leads into the entrance hall, where there is a high-level cupboard housing the electrics and natural panelled doors opening to the principal ground-floor rooms. The dining room enjoys a pleasant double aspect with windows to the front and side, while a feature fireplace with timber surround adds character and fitted shelving sits to one side of the chimney breast. The sitting room overlooks the driveway to the side and provides a comfortable main living space, with a coved ceiling, television connection and stairs rising to the first floor, with useful cupboard storage beneath. The kitchen has two windows overlooking the side of the property and is fitted with a good range of wood-grain effect floor and wall cupboards, drawers, open shelving, eye-level units and a plate rack. There is plenty of worktop space incorporating a one-and-a-half bowl sink and drainer, together with space for a fridge/freezer, an integrated freezer and plumbing for both a washing machine and dishwasher. A range-style gas cooker with six burners and two ovens completes the room, while double doors lead through to the conservatory. Of uPVC construction over a low wall, the conservatory enjoys windows to the side and rear and double doors opening directly onto the garden. With tiled flooring and a pleasant outlook, it provides a lovely additional living space and also houses the gas-fired central heating boiler. The ground floor also offers two double bedrooms, giving the property excellent flexibility for family life, visiting guests or those looking for accommodation mainly on one level. Both are well proportioned, with one enjoying built-in wardrobes and its own en-suite shower room, fitted with a shower cubicle, pedestal wash hand basin, WC and storage cupboards.

Stairs rise to the first floor, where the landing has part wood-panelled walls, access to roof space. A further double bedroom can be found here, with built-in wardrobe storage and access to the airing cupboard. The family bathroom will be found at the bottom of the staircase and is fitted with a white suite comprising a panelled bath with shower over, pedestal wash hand basin and WC.

Outside
Garage and Parking
The property is approached from the road onto a gravelled driveway providing parking for at least four cars, with additional space suitable for a boat or caravan. The former garage is currently divided to create two very useful areas. To the front is a store with an up-and-over door, measuring approximately 1.93m x 3.30m (6'4" x 10'10"), while to the rear is a workshop, approximately 3.63m x 3.30m (11'11" x 10'10"), with a door opening to the side, lighting and power. The arrangement could potentially be altered to reinstate a garage if preferred. There is also an external power hook-up point suitable for a caravan or similar use.
Garden
The rear garden is mainly laid to lawn and incorporates gravelled and paved seating area. Established shrub and flower beds provide colour and interest, while a stepping-stone pathway leads across the lawn to a side passage with external tap. The garden is nicely proportioned and offers a good degree of privacy.

Useful Information
Energy Efficiency Rating: D
Council Tax Band: D
Freehold
Gas-fired central heating
uPVC double glazing with Georgian-style bars
Mains drainage
Fitted water softener

Location and Directions
The property is conveniently positioned for access to Gillingham town centre, which offers a good range of everyday facilities including shops, cafés, schooling, leisure amenities and a mainline railway station. Gillingham is well placed for travel throughout North Dorset and into neighbouring Somerset and Wiltshire, with the surrounding countryside offering plenty of opportunities for walking and outdoor pursuits. The nearby towns of Shaftesbury, Sturminster Newton and Wincanton provide further shopping, schooling and recreational facilities. For those travelling further afield, the town's railway station offers direct services towards London Waterloo and the West Country, while the A303 is accessible for road links towards London and the South West.

Postcode - SP8 4NQ

What3Words - ///forget.clapper.blesses

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 firms employment has the authority to make or give any representation or warranty in respect of the property.