Connells

Queens Court Queen Street
Gillingham

Queens Court Queen Street
Gillingham SP8 4DZ

for sale
£175,000

Property Description

Presenting this fabulous two-bedroom cottage in the heart of Gillingham, Dorset - welcome to Queens Court! Brimming with characterful charm, this spacious home is being offered to the market with no forward chain and suits a wide range of buyers looking for a well-rounded home. Features include two double bedrooms, some fantastic exposed beams, a large cottage-style kitchen/diner, beautiful gardens surrounding the home and off-street parking. Book your viewing today and give us a call!

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Lounge

The lounge has a window to the rear of the property, two radiators, the fuse box, a TV point and understairs storage.

Kitchen / Dining Room

The kitchen / dining room has a window to the rear of the property and a door to the rear garden. It has both wall and base units, an integrated oven and hob, a one bowl sink and drainer, an extractor hood, a radiator and space for a fridge freezer, washing machine and dishwasher.

First Floor

Landing

The landing has a smoke alarm and a storage cupboard.

Bedroom 1

Bedroom 1 has two windows to the front of the property. It has two integrated double wardrobes, a radiator and exposed beams.

Bedroom 2

Bedroom 2 has a window to the rear of the property and a window to the side of the property. It has a loft hatch, radiator and an integrated double wardrobe.

Bathroom

The bathroom has a skylight, a bath with an overhead shower, a WC, hand wash basin with a vanity unit, a shaver point, an extractor fan and a heated towel rail.

Outside

Rear Garden

The rear garden is patio. It has an external light and mature shrubs.

Ground Floor **First Floor**

Total floor area 82.6 m² (889 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Connells on

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4 Clive House High Street
GILLINGHAM SP8 4QT

EPC Rating: D

Council Tax Band: B

Service Charge: 480.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/GIL306587

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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