



**Palace Road**  
Gillingham SP8 4PQ

Nestled on the charming Palace Road in Gillingham, this delightful end of terraced cluster house offers a perfect blend of comfort and convenience. Spanning an area of 517 square feet, the property features a functional kitchen, lounge/diner, well-appointed bedroom, bathroom, downstairs cloakroom, front garden and allocated parking. EPC Band:- D

**£160,000 Freehold**





### The Property

Nestled on the charming Palace Road in Gillingham, this delightful end of terraced cluster house offers a perfect blend of comfort and convenience. One of the standout features of this property is its prime location. Situated within easy reach of the town centre, you will find a variety of amenities at your doorstep, including shops, cafes, and recreational facilities. For those who commute, the main line train station offers direct services to Exeter and London Waterloo, making it a convenient option for travel.

Spanning an area of 517 square feet, the accommodation is arranged over two floors and in brief comprises:- A light and airy lounge/diner with stairs to the first floor and understairs cupboard; a functional kitchen fitted with a range of floor and wall units including a built in electric oven, gas hob with cooker hood above, space for fridge and plumbing for washing machine; a downstairs cloakroom completes the layout on this floor. The landing on the first floor leads to:- a well-appointed double aspect bedroom fitted with built in wardrobes and a modern bathroom fitted with a white suite comprising:- panelled bath with mixer taps and shower over, low level WC and vanity wash basin.



With an Energy Performance Certificate (EPC) rating of Band D, this home is not only charming but also energy efficient. Whether you are looking to buy or rent, this property presents an excellent opportunity to enjoy a comfortable lifestyle in a vibrant community. Do not miss the chance to make this lovely house your new home.

### The Outside

The easy maintenance front garden adds a touch of greenery and enhances the property's curb appeal. Additionally, the allocated parking space ensures that you will never have to worry about finding a spot for your vehicle.

### The Location

The Location Set in the heart of North Dorset's beautiful Blackmore Vale, Gillingham is a historic market town with Saxon origins and royal connections, once home to King John's hunting lodge. Today, Gillingham offers a warm and welcoming community, blending traditional character with modern living. The town provides a good range of supermarkets, independent shops and well-regarded local schools, with respected independent schools also within easy reach. Residents benefit from excellent local amenities including healthcare services, sports clubs, a library and a modern leisure centre. Gillingham is well connected, with direct rail services to London and Exeter, while the nearby A30 and A303 provide convenient road links. Surrounded by countryside yet close to everyday amenities, this location offers a peaceful setting within walking distance of the town centre and all that Gillingham has to offer. What Three Words:- ///curly.treat.dean

### Additional Information

Additional Information Services: Mains water, gas, electricity, and drainage. Local Authority:

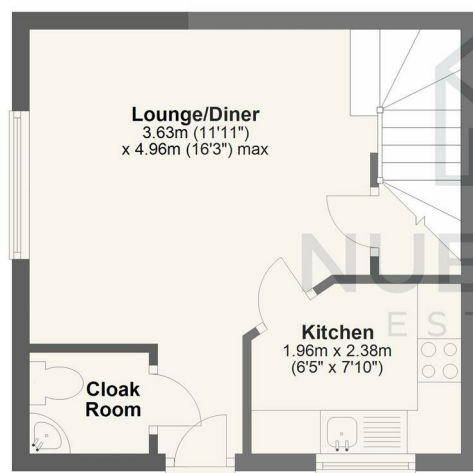
Dorset Council Council Tax Band:-B, Energy Performance Certificate (EPC): Rating :- D. Please Note: All services, systems, and appliances listed in these particulars have not been tested, and therefore we cannot guarantee they are in working order.



Local Authority  
Council Tax Band **B**  
EPC Rating **D**

### Ground Floor

Approx. 24.3 sq. metres (261.7 sq. feet)



### First Floor

Approx. 24.4 sq. metres (263.1 sq. feet)



Total area: approx. 48.8 sq. metres (524.8 sq. feet)

#### Gillingham Office

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#### Contact

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.