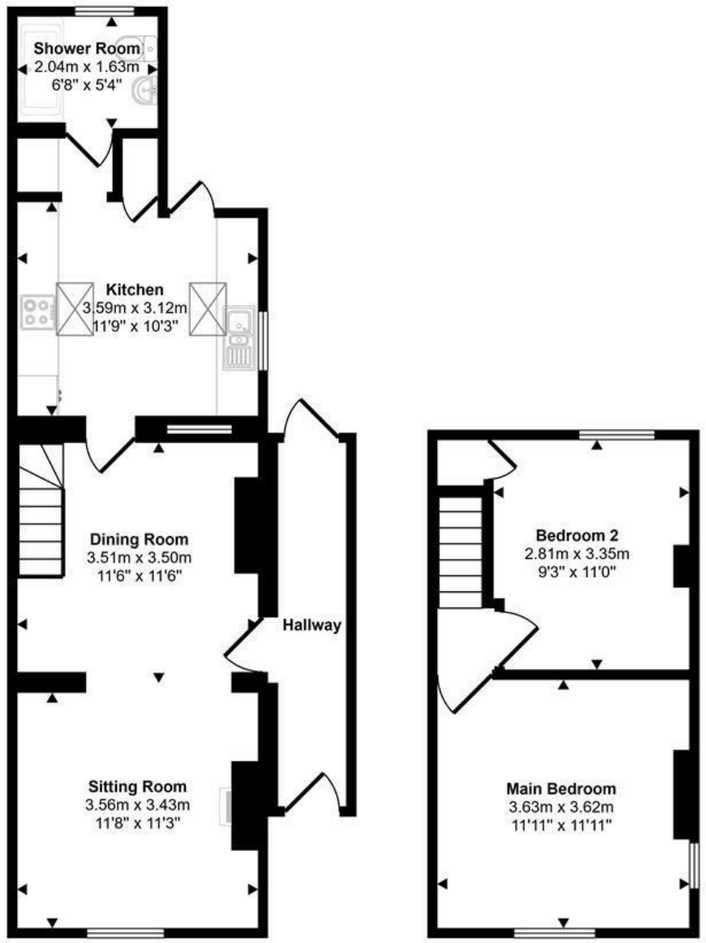
Morton • New

selling and letting properties



Approx Gross Internal Area
76 sq m / 814 sq ft



Ground Floor
Approx 50 sq m / 536 sq ft

First Floor
Approx 26 sq m / 278 sq ft

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.

New Road
Gillingham

Asking Price
£235,000

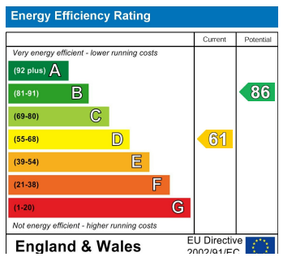
A charming two-bedroom end of terrace home, offering two good sized double bedrooms, private off-road parking for two cars and a long, well established rear garden. Full of character, with a cosy wood burner and an attractive brick frontage, the property also offers excellent potential to extend, with planning permission previously granted for a rear extension to create a further bedroom and bathroom. Set in the centre of Gillingham, it is within easy walking distance of the town.

The accommodation includes a sitting room with a feature fireplace and wood burner, opening through to a separate dining room, along with a kitchen with skylights and an updated ground floor shower room. Upstairs there are two good sized double bedrooms. A covered side passage leads through to the kitchen and garden. The garden is mature and enclosed, with a small pond, flower beds and a large storage shed, and beyond it, wooden double gates open onto hard standing with parking for two cars and scope for a carport or garage if required. The previous planning permission for the rear extension has now lapsed, so any new scheme would be subject to obtaining fresh consent.

New Road enjoys a convenient town centre position, close to Gillingham's shops, schools and mainline railway station, which provides direct services to London Waterloo and Exeter St Davids, making the location particularly convenient for commuters and those needing wider transport links.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk















The Property

Inside
Ground Floor
The front door opens into the sitting room, a characterful room with a window to the front and a feature fireplace with wood burner as its focal point. The sitting room opens through to the dining room, which has stairs rising to the first floor and plenty of space for a dining table, making it ideal for family meals and entertaining. From the dining room, a door leads into the kitchen, a bright space with skylights and ceiling downlights. It is fitted with a range of cream floor and eye level units with work surfaces, tiled splashbacks and integrated fridge/washing machine and dishwasher, along with a gas hob with extractor over and space for a small table. The kitchen also has a door to the covered side passage, which runs from the front of the property through to the garden. At the rear is the ground floor shower room, which has been updated by the current owners.

First Floor
Stairs rise to the landing, with doors leading off to both bedrooms. The main bedroom is a good sized double room overlooking the front of the property, and bedroom two is a further double room overlooking the rear garden.

Outside
Gardens
The covered side passage provides access straight through to the rear garden. The garden is long and fully enclosed, bordered by brick walling and fencing. A pathway leads from the patio at the back of the property through well stocked borders of mature shrubs, a palm tree and a variety of plants, with established flower beds and pots, a small pond and ornamental features along the way. The garden then opens onto the parking area, and beyond this is a further lawned area with a large storage shed and a vegetable patch to the side, ideal for those who enjoy growing their own.

Parking
Part way down the garden, wooden double gates open onto a tarmac hard standing area, providing private off-road parking for two cars. There is also scope to add a carport or garage if required, subject to the necessary consents.

Useful Information
Energy Efficiency Rating D
Council Tax Band B
Gas Central Heating
uPVC Double Glazing
Mains Drainage
Freehold
Vendors will need to find onward purchase

Location and Directions
Location and Directions
Gillingham is a well regarded Dorset town, offering a wide range of everyday amenities including supermarkets, independent shops, schools and leisure facilities. New Road is in the centre of town, close to the shops, schools and the mainline railway station, which provides direct services to London Waterloo, making it an excellent choice for commuters. Well positioned for road links, Gillingham offers easy access to the A303, connecting to the South West and London, as well as nearby towns such as Shaftesbury and Sherborne. Surrounded by attractive countryside, it offers a balance of convenience and access to rural walks.

Postcode – SP8 4JH

What3words – revamping.chair.galaxies

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.