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Oake Woods
Gillingham

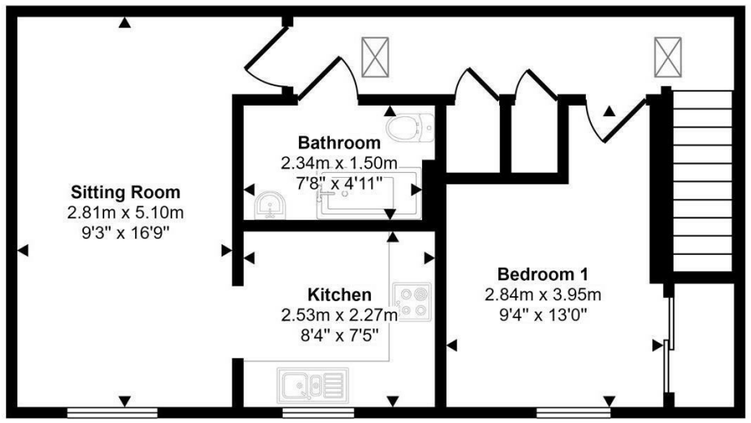
Asking Price
£150,000

A well-proportioned freehold one bedroom coach house, offered to the market with the added benefit of No Onward Chain. Situated within the popular Oake Woods development, the property lies within easy walking distance of Gillingham's mainline railway station and town centre amenities. This would make an ideal first home, a perfect lock up and leave, or a great addition to an investor's portfolio.

The property boasts a particularly large living and dining space, which flows through an archway into the kitchen, creating a lovely sociable layout ideal for both relaxing and entertaining. The accommodation also includes a double bedroom and a bathroom with shower over the bath. The kitchen is fitted with a range of units and a built-in oven and gas hob. Outside, there is convenient off-road parking to the side of the entrance, together with a space for bins.

Oake Woods enjoys a convenient position within Gillingham, with shops, cafés, a gym and the mainline railway station all within walking distance. There are also footpaths close by leading to scenic walks in the surrounding countryside. The station provides direct services to London Waterloo and Exeter St Davids, making the location particularly convenient for commuters.

Approx Gross Internal Area
48 sq m / 517 sq ft

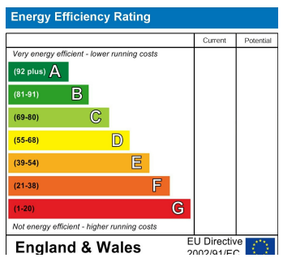


Floorplan

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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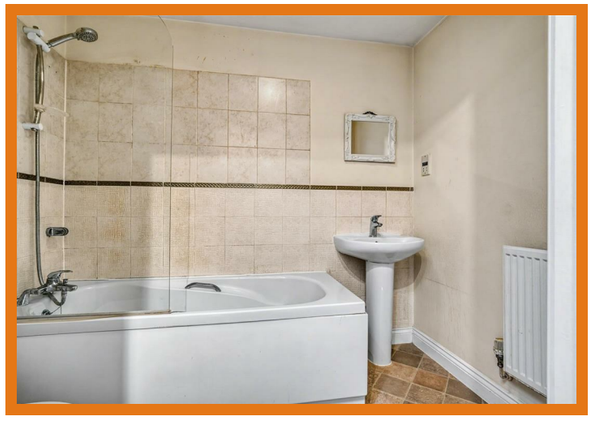














The Property

Inside

Ground Floor

The front door opens to the entrance, with stairs rising to the first floor accommodation.

First Floor

The landing has access to the loft space and doors leading off to all rooms. The living/dining room is a really generous and bright space, with wall lights, coving, ample room for a dining table and a separate seating area. An archway from the living room leads through to the kitchen, which is fitted with a range of wood effect floor and eye level units with a dark work surface and tiled splash back. There is a stainless steel one and a half bowl sink and drainer with mixer tap set beneath the window, a built-in electric oven, a gas hob with extractor hood over, and space and plumbing for a washing machine. For easy cleaning, the floor is laid to tile effect vinyl. The bedroom is a good sized double, carpeted and with a window to the front. There is a boarded loft accessed from the bedroom. The bathroom is fitted with a white suite consisting of a pedestal wash hand basin, a WC and a bath with mixer shower and glass screen over, with tiled surrounds.

Outside

Parking

There is convenient off-road parking to the side of the entrance, together with a space for bins.

Useful Information

Energy Efficiency Rating C
Council Tax Band A
Mains Gas Heating
Mains Drainage
uPVC Double Glazing
Freehold
No Onward Chain
Estate Charge - Meadfleat Management Company, - £252.75 per year paid 6 monthly

Location and Directions

Gillingham is a well-served North Dorset town offering a range of independent shops, supermarkets, schools, healthcare facilities and leisure amenities. The mainline railway station provides direct links to London Waterloo and the West Country, making it particularly attractive for commuters. Surrounded by beautiful Dorset countryside, the area also offers excellent walking routes and rural views, combining town convenience with access to open green space.

Postcode - SP8 4QS

What3Words - frocks.twice.acclaimed

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