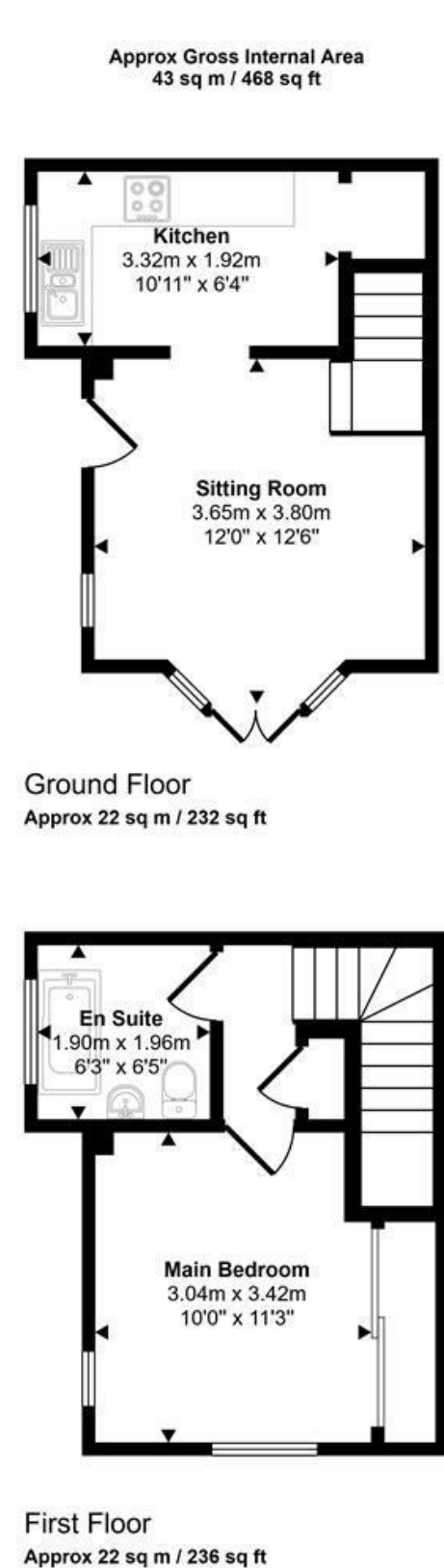
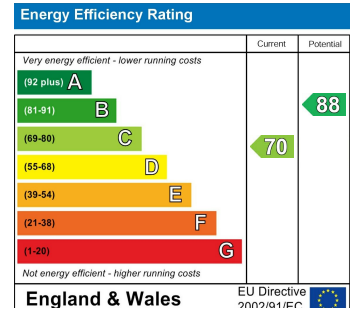


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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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



Campion Close
Gillingham

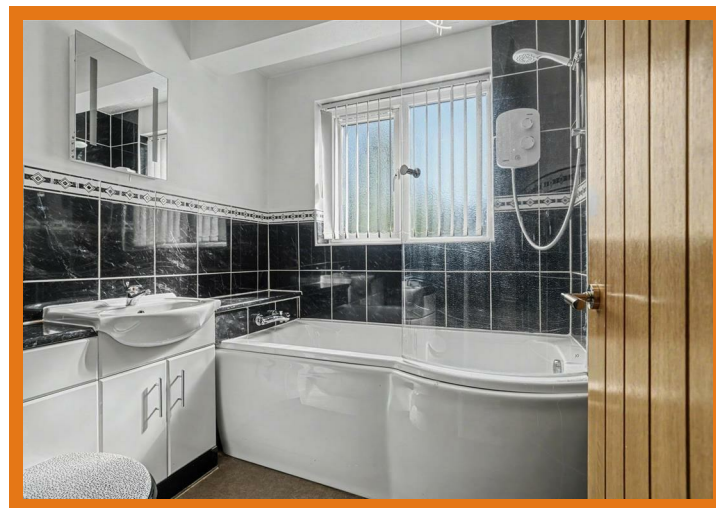
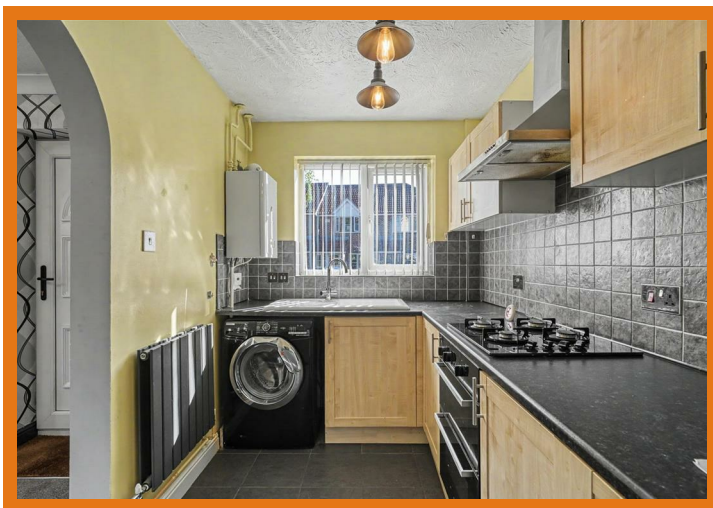
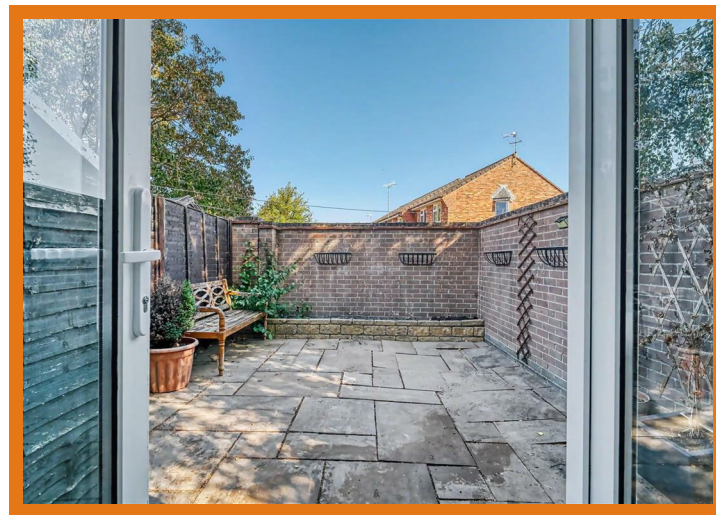
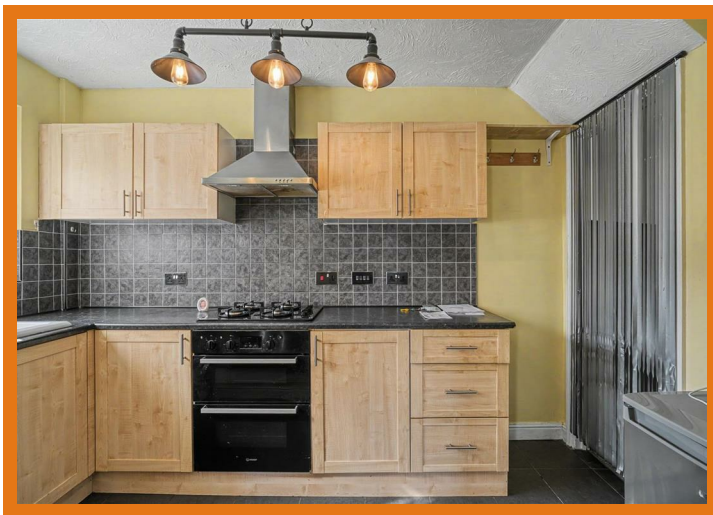
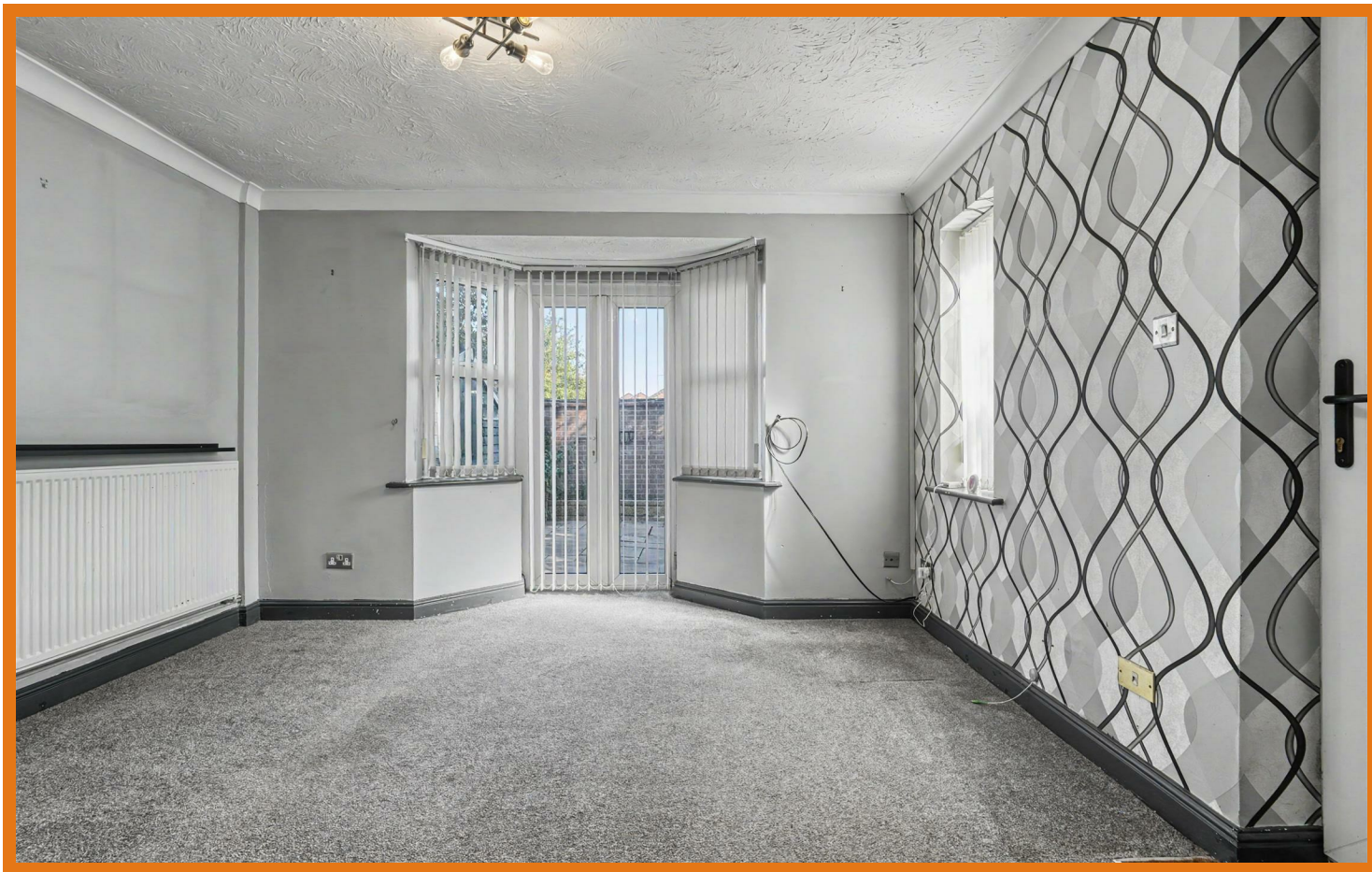
Asking Price
£180,000

Situated in a popular residential area of Gillingham, this one bedroom cluster house offers well arranged and comfortable accommodation over two floors, together with the particular benefit of its own private enclosed walled garden and off road parking for one car.

The property has a pleasant, easy-flowing layout, with the front door opening directly into the sitting room, where French doors provide plenty of natural light and open straight onto the garden. An archway leads through to the kitchen, while upstairs there is a good sized double bedroom with excellent built-in storage and a bathroom.

One of the real attractions of the property is the outside space. The walled garden enjoys a good degree of privacy and is not overlooked, providing a secluded area for sitting and relaxing. It can be accessed directly from the sitting room as well as independently through a gate to the side of the house and also benefits from a useful garden shed.

This is a lovely opportunity to purchase a manageable and well proportioned home in Gillingham, with the unusual advantage of a particularly private garden.



The Property

Inside

The front door opens directly into the sitting room, which is a comfortable and welcoming living space with the staircase rising to the first floor. French doors at the rear allow plenty of natural light into the room and open directly onto the walled garden, giving the room a particularly pleasant outlook and creating an easy connection with the outside space during the warmer months. An open archway from the sitting room leads through to the kitchen, which is fitted with a range of floor and eye level cupboards together with work surfaces. There is a gas oven with extractor over, washing machine and fridge. A useful under-stairs cupboard provides additional storage and the wall-mounted gas boiler is also located within the kitchen.

The staircase rises directly from the sitting room to the first floor, where the bathroom is positioned straight ahead. This is fitted with a bath with shower over and a glazed shower screen, together with the usual sanitary ware. The bedroom is a good sized double room and benefits from two windows, giving the room plenty of natural light. There is a large built-in wardrobe

providing generous clothes storage as well as a separate airing cupboard housing the hot water tank, adding further useful storage.

Outside

A garden gate positioned to the right-hand side of the front door provides independent access to the garden, which can also be reached directly from the sitting room through the French doors. The garden is a particularly appealing feature of the property, being enclosed by brick walling and fencing and enjoying a good degree of privacy. Importantly, it is not overlooked, creating a surprisingly secluded outside space. Predominantly paved for ease of maintenance, there is plenty of room for a table and chairs as well as pots and planters to add colour and interest. The French doors from the sitting room make the garden feel very much like an extension of the living space during the warmer months, while a useful garden shed provides storage for garden furniture and equipment.

Parking

One parking space at the front of the property.

Useful Information

Energy Efficiency Rating C

Council Tax Band A
Gas Central Heating
Mains Drainage
No Onward Chain

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. The town benefits from a mainline railway station, providing 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 4UG

What3words - kingpin.encroach.glider

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