



Connells

Honeyfields
Gillingham



Property Description

Connells are delighted to present to the market this well-presented two bedroom home situated in a popular residential area of Gillingham, Dorset. The accommodation comprises an entrance hall, cloakroom, fitted kitchen and a spacious lounge. On the first floor are two bedrooms, both benefiting from integrated wardrobes, together with a family bathroom. Outside, the enclosed garden is laid to patio, gravel and lawn, providing an ideal space for relaxing or entertaining, and also includes a shed. Further benefits include an allocated parking space. An excellent opportunity for first time buyers, investors or those looking to downsize. Contact Connells today to arrange your viewing!

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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

Cloakroom

Frosted window to the side, WC, Hand wash basin with vanity unit, Heated towel rail.

Lounge

Window to the side, Window to the front, 2X Radiators, Thermostat.

Kitchen

Window to the front, Wall and base units, 1 Bowl sink and drainer, Electric Heater, Oven and Hob, Extractor hood, Space for washing machine, tumble dryer and fridge freezer.

First Floor

Landing

Loft hatch.

Bedroom 1

Window to the side, Velux window to the front, Integrated wardrobes, Radiator, Airing Cupboard.

Bedroom 2

Velux window to the front, Radiator, Integrated Wardrobes.

Bathroom

Bath with an overhead shower, WC, Hand wash basin, Heated towel rail, Extractor fan.

Outside

Garden

Patio, lawn and gravel areas, Shed, Mature Shrubs, Fence borders, External tap.

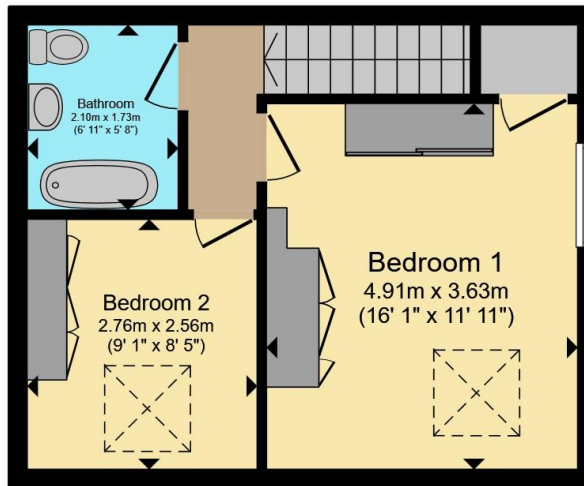
Agents Notes

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





Ground Floor



First Floor

Total floor area 68.2 m² (735 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

Connells

To view this property please contact Connells on

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4 Clive House High Street
GILLINGHAM SP8 4QT

EPC Rating: C Council Tax
Band: B

view this property online connells.co.uk/Property/GIL306782



Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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