



Connells

Maple Way  
GILLINGHAM



### Property Description

Introducing this fantastic three-bedroom home situated within the popular residential area of Maple Way on the Wyke side of Gillingham, Dorset. Offered with off-street parking to the rear of the property and plenty of living space throughout; this lovely home presents itself as the perfect opportunity for small families, first-time buyers, and downsizers alike. Don't miss your chance to make this home yours - CALL CONNELLS AND BOOK YOUR VIEWING TODAY!

### Lounge

The living room has two double glazed windows to the front of the property. It has two radiators, a coat cupboard which houses the fuse box, understairs storage and double doors to the kitchen.

### Kitchen / Dining Room

The kitchen / dining room has a double glazed window to the rear of the property, a double glazed window to the conservatory and a door to the conservatory. It has both wall and base units, a one bowl sink and drainer, an extractor hood, integrated oven and gas hob, an integrated dishwasher, tile splashback, a radiator and space for a fridge freezer.

### Conservatory

The conservatory has a double glazed sliding door to the rear garden, tiled flooring and space for a washing machine.



## **First Floor**

### **Landing**

The landing has a radiator, airing cupboard and a loft hatch with a ladder. The loft is part boarded.

### **Bedroom 1**

Bedroom 1 has a double glazed window to the rear of the property. It has a double integrated wardrobe and a radiator.

### **Bedroom 2**

Bedroom 2 has a double glazed window to the front of the property. It has a double integrated wardrobe and a radiator.

### **Bedroom 3**

Bedroom 3 has a double glazed window to the front of the property and a radiator.

### **Bathroom**

The part tiled bathroom has a double glazed, frosted window to the rear of the property. It has a bath with an overhead shower, a WC, hand wash basin and a heated towel rail.

## **Outside**

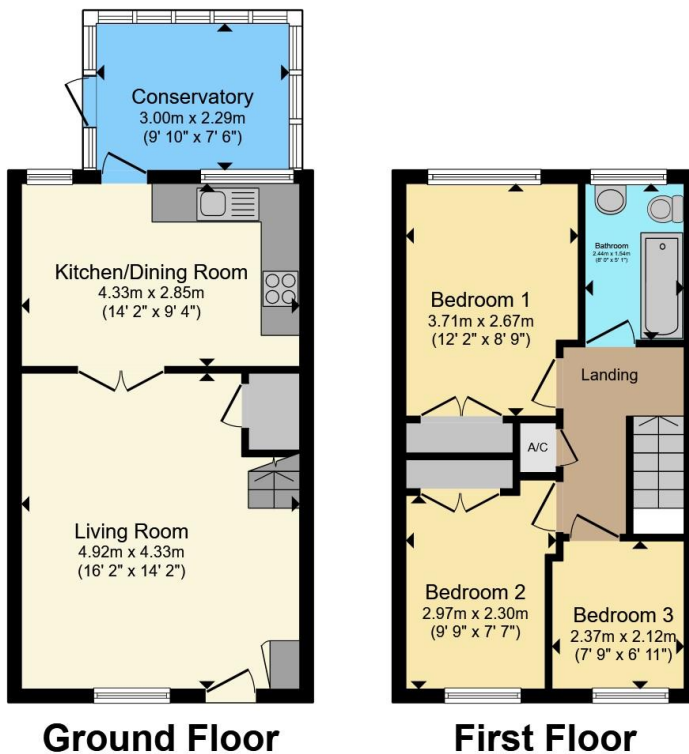
### **Front Garden**

The front garden has a patio path and a gravel area.

### **Rear Garden**

The rear garden is mainly laid to artificial grass with a patio area. It has fence borders and a gate offering rear access, a concrete non-slip path and an outside tap. The property has two allocated parking spaces to the rear.





Total floor area 75.6 m<sup>2</sup> (814 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](http://www.propertybox.io)

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To view this property please contact Connells on

**T 01747 821 791**  
**E [gillingham@connells.co.uk](mailto:gillingham@connells.co.uk)**

4 Clive House High Street  
GILLINGHAM SP8 4QT

EPC Rating: Council Tax  
Awaited Band: B

**view this property online [connells.co.uk/Property/GIL306463](http://connells.co.uk/Property/GIL306463)**

Tenure: Freehold



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