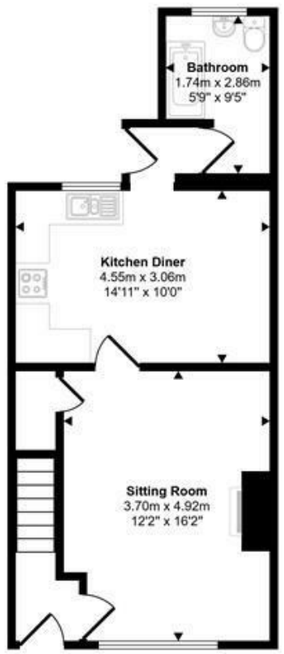
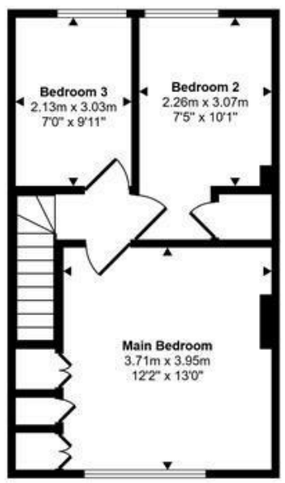
Approx Gross Internal Area
79 sq m / 854 sq ft



Ground Floor
Approx 42 sq m / 457 sq ft

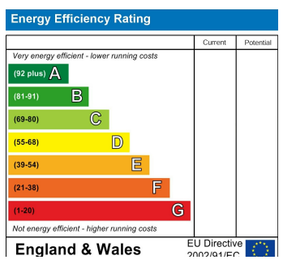


First Floor
Approx 37 sq m / 396 sq ft

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.

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Lodbourne Terrace
Gillingham

Guide Price
£230,000

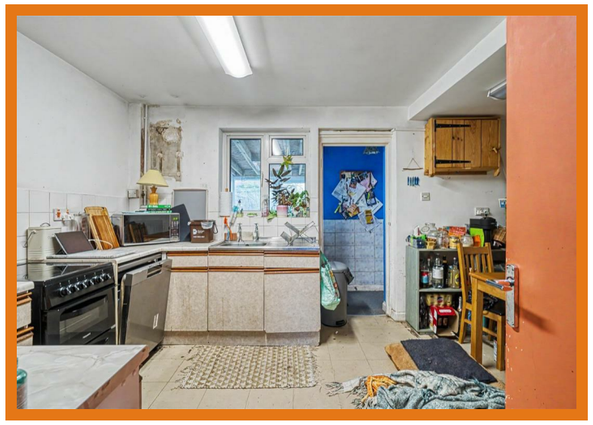
A three-bedroom end of terrace home with three double bedrooms, off-road parking for two cars and a long rear garden, tucked away at the end of a quiet cul de sac. The property requires some updating, offering an excellent opportunity for a buyer to modernise and create a home to their own taste, all within easy reach of Gillingham town centre, its shops and the mainline railway station.

The accommodation includes an entrance hall, a sitting room of over 16ft with a wood burner, a kitchen dining room of almost 15ft and a ground floor bathroom. There is also an additional room at the rear, added by the current owners, which leads straight out to the garden and offers scope for a utility room or boot room. Upstairs there are three double bedrooms, including an extremely spacious main bedroom. The boiler was replaced around three years ago, and the property benefits from gas central heating and uPVC double glazing. Outside, the rear garden is laid to lawn with a small patio area and would benefit from landscaping, and to the front there is off-road parking for two cars.

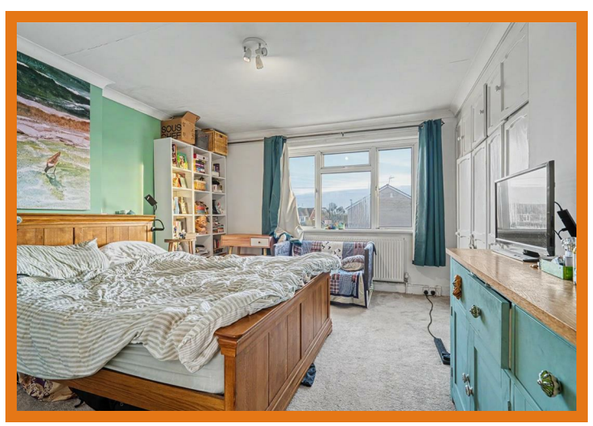
Lodbourne Terrace enjoys a convenient position within Gillingham, close to the town's amenities, shops and mainline railway station, which provides services to London Waterloo and Exeter St Davids, making the location particularly convenient for commuters and those needing wider transport links.

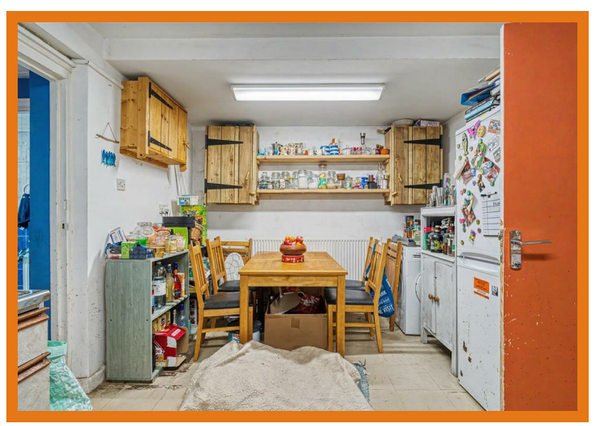












The Property

Inside
Ground Floor
The front door opens into the entrance hall, with stairs rising to the first floor and a door into the sitting room. The sitting room is a generous room of over 16ft with a window to the front, and a wood burner set within the fireplace creates a cosy focal point. There is built-in shelving to the alcove, and a door leads through to the kitchen dining room. The kitchen dining room runs across the rear of the house and is fitted with a range of floor and eye level units with work surfaces, tiled splashbacks and a sink and drainer set beneath the window. There is space for a cooker and further appliances, along with room for a dining table. Beyond the kitchen, the additional room at the rear leads straight out to the garden and offers scope for a utility room or boot room. The bathroom is also located on the ground floor, at the rear of the property.

First Floor
Stairs rise to the landing with doors leading off to all three bedrooms. The main bedroom is an extremely spacious double room overlooking the front, with built-in storage. Bedrooms two and three are both double rooms overlooking the rear garden.

Outside
Gardens
The rear garden is a good size and laid to lawn, with a small patio area close to the house, ideal for outdoor seating. Enclosed by fencing, the garden offers plenty of scope for a new owner to landscape and put their own stamp on it.

Parking
To the front of the property there is off-road parking for two cars.

Useful Information
Energy Efficiency Rating
Council Tax Band B
Gas Central Heating (Boiler Replaced Approximately Three Years Ago)
uPVC Double Glazing
Mains Drainage
Freehold
Vendors will need to find onward purchase

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. Lodbourne Terrace sits at the end of a quiet cul de sac, close to the town's shops 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 4DQ

What3words – deeds.drum.slab

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.