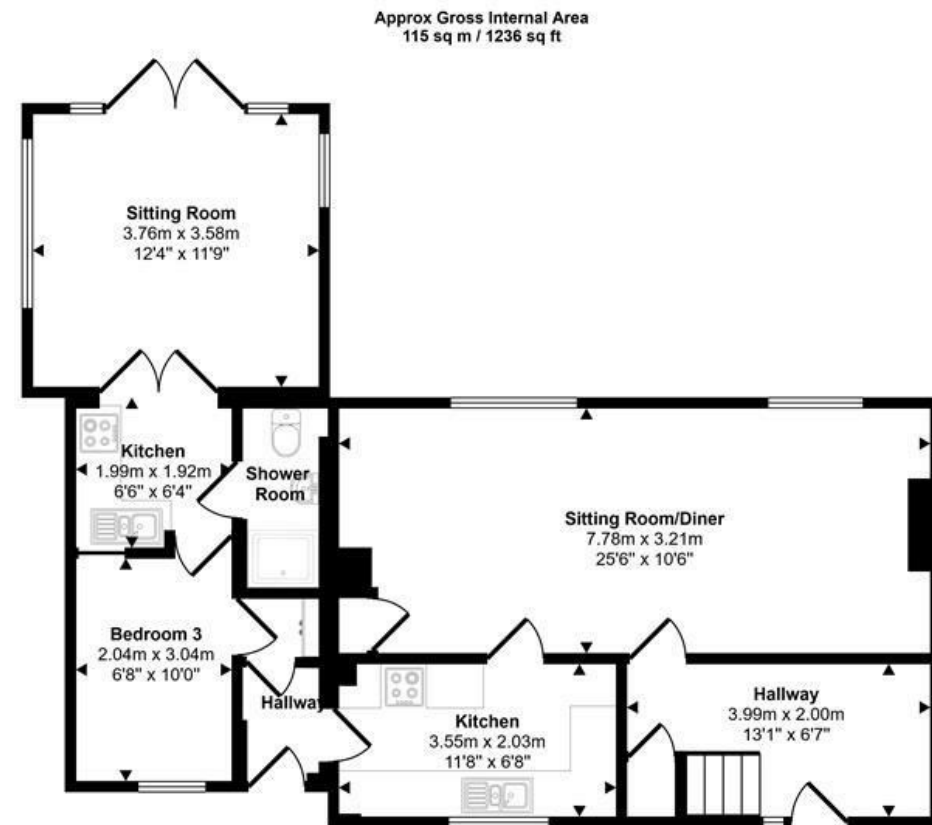
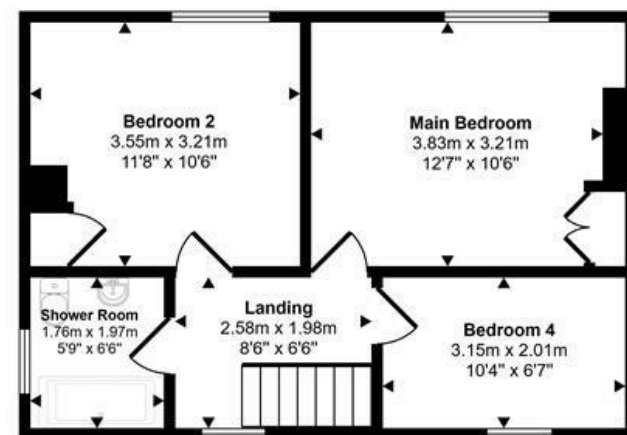




Ground Floor  
Approx 73 sq m / 786 sq ft



First Floor  
Approx 42 sq m / 450 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.



## Breach Close Gillingham

Guide Price  
£270,000

\*\*\* CASH BUYERS \*\*\* POPULAR VILLAGE LOCATION \*\*\* LARGE GARDEN \*\*\* OFF ROAD PARKING \*\*\* A spacious three bedroom semi-detached Airey Waites house, situated within a quiet cul-de-sac location in the village of Bourton, backing onto open fields and enjoying a good degree of privacy. This property is available to cash buyers only. The property offers flexible and well proportioned accommodation, along with excellent potential for multi-generational living or additional income.

The home has been improved by the current owners in recent years, including the installation of a modern kitchen, updated flooring and the addition of 18 wholly owned solar panels, which are approximately three years old and contribute to the property's energy efficiency. The overall layout provides a versatile living environment, well suited to a range of buyers.

A particular feature of the property is the annexe potential, offering the possibility of generating an income of approximately £850 per calendar month, with its own private garden space and independent feel. This adds a valuable and adaptable element to the property, whether for extended family or rental purposes.

The property occupies a pleasant position backing onto privately owned fields, which are not permitted for development, providing reassurance of the outlook and an attractive semi-rural feel.

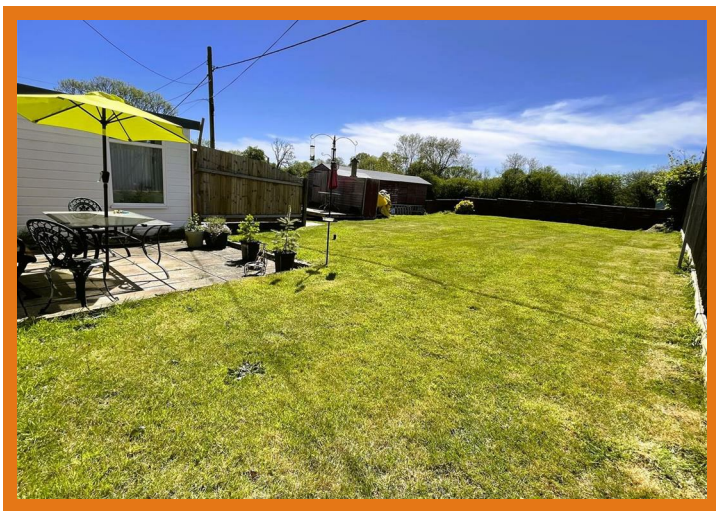
Please note the property is of non-standard construction (Airey Waites) and is therefore suitable for cash buyers only.

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |





## Accommodation

### Inside

#### Ground Floor

The property is entered via an entrance hall, which provides access to the principal ground floor rooms. The main sitting/dining room is well proportioned and enjoys good natural light, creating a comfortable space for both everyday living and entertaining. In addition, there is a further spacious sitting room to the rear, offering a versatile reception area that could be used as a family room, formal dining space or additional lounge, depending on requirements, making it particularly well suited to multi-generational living. The kitchen has been updated with a modern Wren kitchen, fitted with high-gloss units and laminate work surfaces, providing a contemporary and practical space with a good amount of storage and preparation area, along with room for freestanding appliances. Also on the ground floor is a shower room and an additional room, which could be utilised as a bedroom, study or incorporated into an annexe-style arrangement, offering excellent flexibility for extended family or potential income.

#### First Floor

Stairs rise to the first floor landing, where the sense of space continues. There are three well-proportioned bedrooms, all offering comfortable and versatile accommodation. The principal bedroom is a generous double with space for wardrobes and additional furniture, while the

remaining bedrooms are well suited to family living, guests or home working, with two of the rooms benefiting from built-in storage. A family bathroom serves this level, completing the first floor and providing a functional and well-arranged space for everyday use.

### Outside

#### Gardens

The rear garden enjoys a good degree of privacy and backs directly onto open fields, offering a pleasant outlook and semi-rural feel, and is mainly laid to lawn providing a generous space for outdoor seating, recreation or further landscaping, with the added benefit of a separate garden area serving the annexe, allowing for a degree of independence and making it well suited for dual occupancy or potential rental use.

#### Parking

To the front of the property there is ample off-road parking, providing space for multiple vehicles and ease of access.

### Useful Information

Energy Efficiency Rating B  
Council Tax Band A  
Electric Heating (Three years old)  
Mains Drainage  
Wholly Owned Solar Panels  
Alluminium Double Glazing  
Freehold  
Vendors are able to break the chain  
Non Standard Construction; Cash Buyers Only

### Location and Directions

Bourton is a popular village situated close to the Dorset/Somerset border, offering a range of local amenities including a village shop, public house and primary school. The nearby town of Gillingham provides a wider range of facilities including supermarkets, schooling and a mainline railway station with direct services to London Waterloo.

The property is positioned in a quiet residential cul-de-sac, while also benefiting from immediate access to surrounding countryside, making it ideal for those who enjoy walking and outdoor pursuits.

Postcode SP8 5BB

What3words ///exonerate.marbles.income///

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.