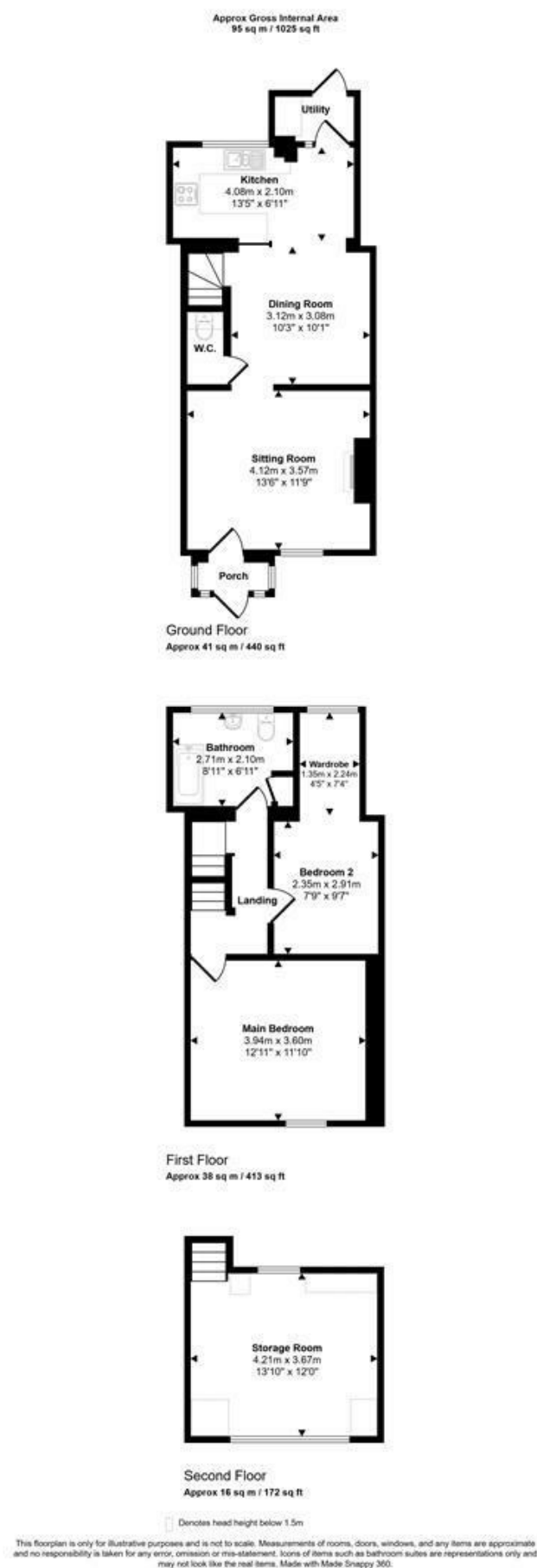


Morton • New

selling and letting properties



Railway Terrace Gillingham

Asking Price
£255,000

A well presented two/three bedroom mid terrace house situated within easy reach of Gillingham town centre, its mainline train station serving London Waterloo and Exeter St David's and a good range of everyday amenities.

Having been a much loved home since 2007, the property has been well maintained and improved throughout, with updated flooring, redecoration and new external doors fitted and a downstairs WC installed within the last five years. Arranged over three floors, the ground floor offers a porch, a sitting room with brick fireplace and woodburner, a separate dining room, a kitchen and a utility room leading the garden. On the first floor there are two double bedrooms and a family bathroom, a storage room on the second floor, with the correct consent can be used as a third bedroom.

Outside, the garden is larger than average for the area, enclosed and not overlooked, with a generous summer house with power and electricity, ideal as a home office or additional leisure space. Off road parking is available at the front of the property.

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High Street
Gillingham
Dorset
SP8 4AA

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

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The Property

Inside

Ground Floor

A porch leads through to the sitting room, a well proportioned space featuring a brick fireplace housing a woodburner, creating a warm and inviting focal point. To the rear of the ground floor is the open plan kitchen diner, fitted with a range of shaker-style floor and eye-level cupboards with laminate worksurfaces and a built-in electric oven and gas hob. A door leads to the utility room, which has a door leading out to the rear garden. A downstairs WC completes the accommodation on this level.

First Floor

The landing gives access to two well proportioned double bedrooms and the family bathroom. Bedroom two has a useful space suitable for a wardrobe or desk.

Second Floor

Offering a great space for an office or storage area. With the correct consent, will make a generous double room enjoying a good degree of privacy and seclusion.

Outside

Garden

The rear garden is larger than average for the area, enclosed and not overlooked, mainly laid to lawn. A generous summer house with power and electricity offers excellent potential as a home office or additional leisure space.

Parking

Off road parking is available to the front of the property.

Useful Information

Energy Efficiency Rating D
Council Tax Band B
Gas Fired Central Heating
Mains Drainage
Freehold
Vendors will need to find 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 4JF

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.