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7 Great Barton Hill Road,

, Gillingham, SP8 4AF

A beautifully presented three-bedroom semi-detached house, built approximately two years ago and offered with no onward chain. Featuring a modern kitchen diner, generous sitting room, principal bedroom with en-suite, enclosed south-westerly facing garden, parking for two cars and an EV charging point. The property also benefits from approximately eight years of NHBC warranty remaining.

£280,000

Council Tax Band: C

7 Great Barton Hill Road,

, Gillingham, SP8 4AF

3 2 1 B

Description

A beautifully presented three-bedroom semi-detached house situated on the edge of Gillingham, within walking distance of the town centre and local primary schools, and offered with no onward chain. Built approximately two years ago, the property benefits from around eight years of NHBC warranty remaining, along with upgraded kitchen, flooring and built-in wardrobes. The ground floor comprises an entrance hall with WC, a generous sitting room and a modern kitchen diner with integrated appliances and double doors opening onto the rear garden.

Upstairs are three bedrooms, including a principal bedroom with built-in wardrobes and en-suite shower room, together with a family bathroom. Outside, the enclosed south-westerly facing garden features a patio and lawn, offering scope for landscaping. The property also benefits from parking for two cars to the side and an EV charging point.

Situation Gillingham

Gillingham offers a good range of facilities, including two doctors' surgeries, dentists, two chemists, seven supermarkets including Waitrose, a building society, library, three primary schools and a well-renowned secondary school. There is also a post office, sports centre, public houses and a selection of restaurants, together with a range of country town amenities. The town provides good access to the A303, as well as a mainline railway station on the London Waterloo to Exeter line.

Additional Information

Services: Mains Water, Gas, Electricity & Drainage.
Council Authority: Dorset Council ~ Council Tax Band: C
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.
Energy Performance Certificate: Rated: B



Directions

What Three Words: ///before.zoomed.expressed











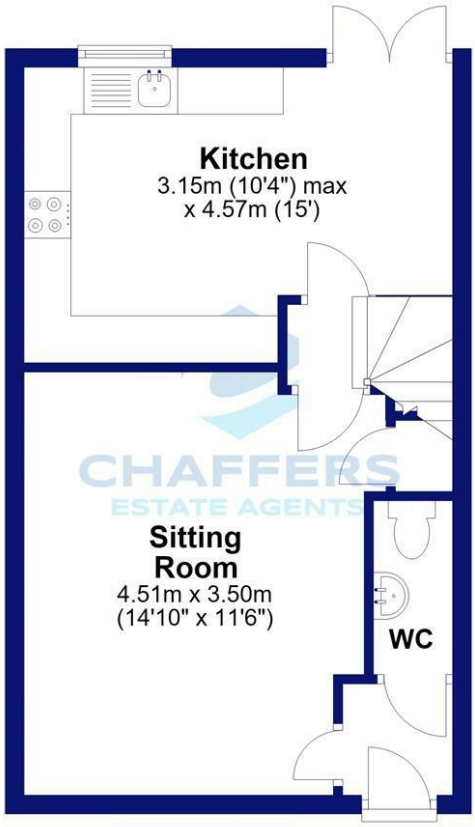




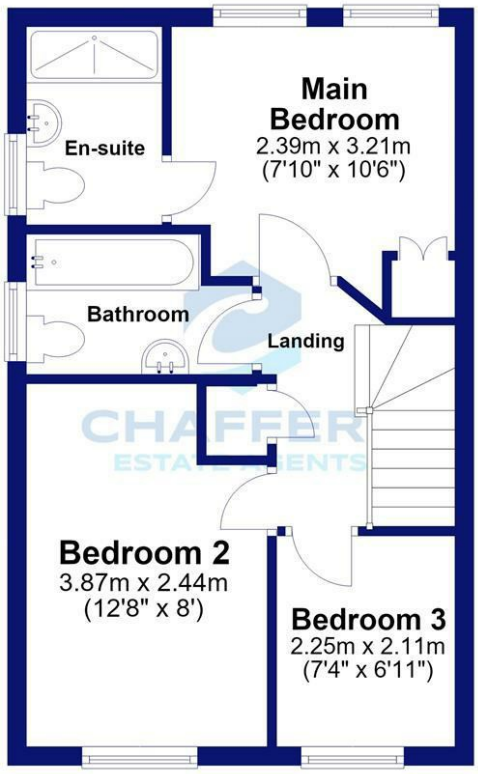


Floor Plan

Ground Floor
Approx. 35.9 sq. metres (386.7 sq. feet)

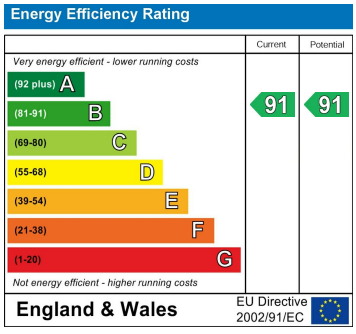


First Floor
Approx. 35.1 sq. metres (377.4 sq. feet)



Total area: approx. 71.0 sq. metres (764.0 sq. feet)

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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