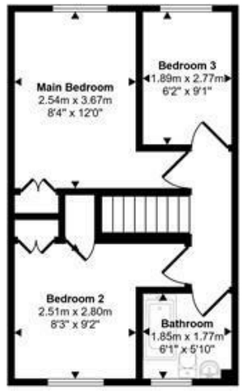
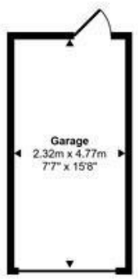


Ground Floor
Approx 36 sq m / 390 sq ft



First Floor
Approx 35 sq m / 375 sq ft

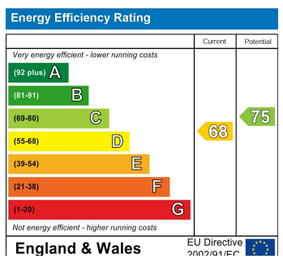


Garage
Approx 11 sq m / 119 sq ft

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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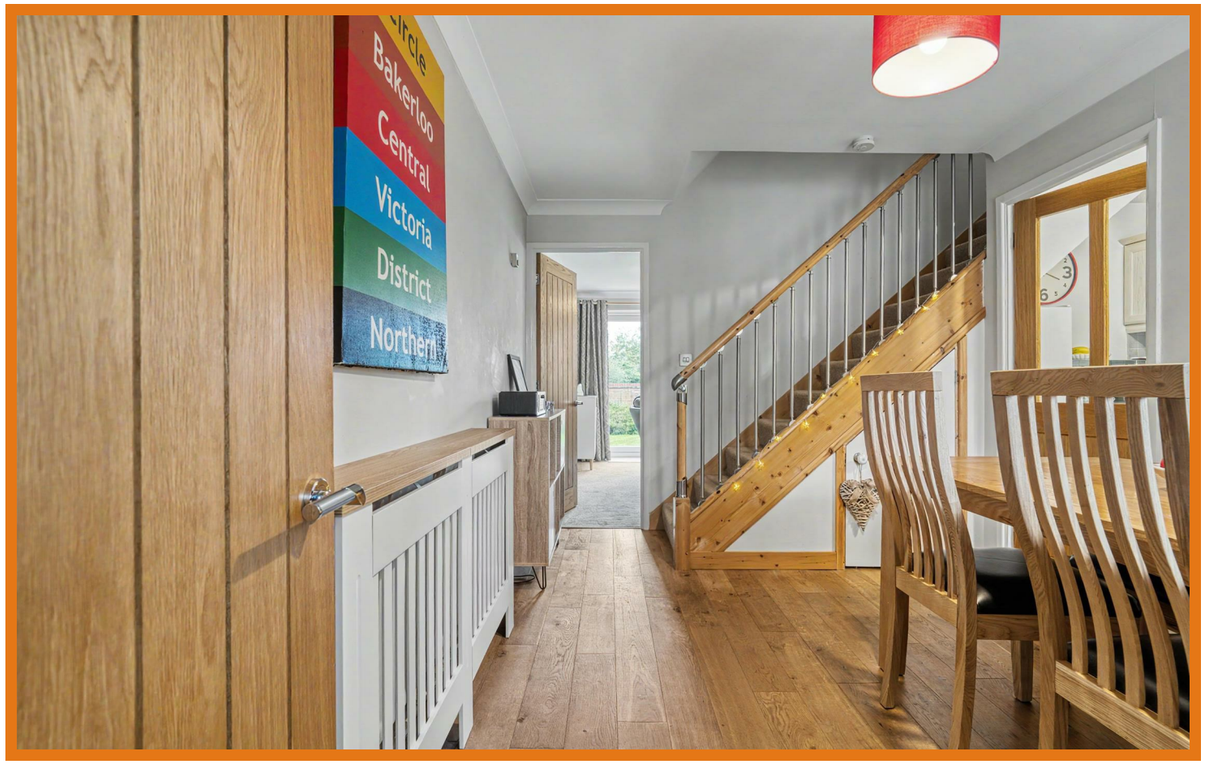
Cloverfields
Gillingham

Guide Price
£250,000

A well presented three bedroom semi-detached home with no onward chain including an attached garage, off-street parking and an enclosed rear garden with patio. Set in a popular residential area of Gillingham, this home offers two separate reception rooms and is in good decorative order throughout, making it ideal for first time buyers and young families alike.

The accommodation comprises an entrance porch with space for coats and shoes, a dining room, a kitchen and a sitting room with French doors opening onto the garden. On the first floor there are two good sized double bedrooms, a single bedroom and the family bathroom. Over the years the property has been well maintained, a new gas boiler installed in 2012. Outside, there is driveway parking leading to the attached single garage and a rear garden with patio, providing a lovely space for relaxing and family life.

Cloverfields enjoys a convenient position within Gillingham, within easy reach of the town centre and its range of amenities. Gillingham also benefits from a mainline railway station with services to London Waterloo and Exeter St Davids, making the location particularly convenient for commuters and those needing wider transport links.

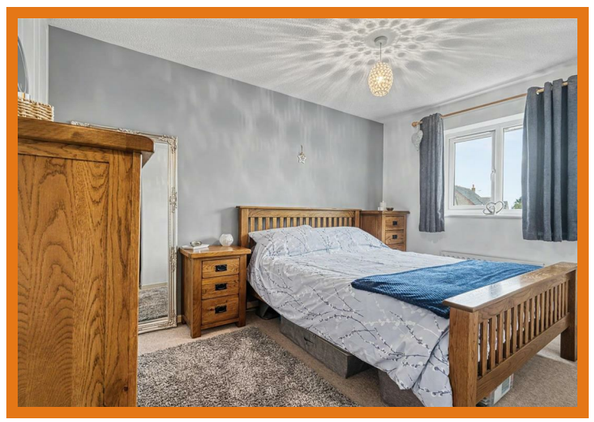












The Property

Inside
Ground Floor
The property is approached over the driveway, with the front door opening into an entrance porch providing useful space for hanging coats and storing shoes. From here, the dining room has wood flooring, a window to the front and stairs rising to the first floor, with oak effect doors leading to the kitchen and sitting room. It offers ample space for a dining table, ideal for both everyday family meals and entertaining. The kitchen is fitted with a range of cream floor and eye level units with work surfaces and tiled splashbacks, along with a stainless steel sink and drainer. There is a built-in double oven with gas hob and extractor hood over, space and plumbing for a washing machine and a tile effect floor. The wall mounted gas boiler is also housed here. The sitting room is a generous size, measuring over 15ft, and is positioned to the rear of the house, with French doors opening directly onto the patio and garden.

First Floor
Stairs rise to the landing, which gives access to all three bedrooms and the bathroom. The main bedroom is a good sized double overlooking the rear garden. Bedroom two is a further double, and bedroom three is a good sized single bedroom, ideal as a child's room, nursery or home office. The family bathroom comprises a bath with electric shower over, wash hand basin and WC.

Outside
Garden
To the rear of the property there is an enclosed garden with a paved patio area directly outside the French doors, providing an ideal space for outdoor dining and entertaining. The remainder of the garden is laid to lawn, bordered by shrubs and enclosed by a wall at the bottom and fencing.

Garage and Parking
The property is approached over a driveway to the front, which provides off-street parking and leads to the attached single garage with power and light.

Useful Information
Energy Efficiency Rating TBC
Council Tax Band C
Gas Central Heating (Boiler Installed 2012)
uPVC Double Glazing
Mains Drainage
Freehold
No 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 4UR

What3words –
ranch.commuted.daffodils

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.