



**Connells**

Trent Square  
Gillingham





### Property Description

Connells are pleased to present this fantastic five-bedroom family home to the market on the edge of the wonderful town of Gillingham, Dorset. With accommodation spread over three floors, this sizeable property offers the flexibility and versatility required to facilitate ever-expanding families. This property is offered with the additional benefit of no onward chain and is a complete blank canvas, allowing prospective buyers to add their own personal stamp and style to the interior decoration. This home also profits from off-street parking, nearby children's play parks and some lovely views of the surrounding homes and countryside.

#### Entrance Hall

The entrance hall has a thermostat, broadband point, and a radiator.

#### Cloakroom

The cloakroom has a double glazed, frosted window to the front of the property, a radiator, WC, hand wash basin and consumer unit.

#### Lounge

16' 3" max x 14' 9" max ( 4.95m max x 4.50m max )

The lounge has a double glazed window to the rear of the property and a French double door to the rear garden. It has two radiators, TV point, broadband point, and an electric fire.

#### Kitchen

14' 8" max x 9' 5" max ( 4.47m max x 2.87m max )

The kitchen has a double glazed window to the front of the property. It has both wall and base units, an integrated gas hob, integrated electric oven, extractor hood, the boiler, and it has space for a washing machine, dishwasher and fridge freezer.

### First Floor

#### Landing

The landing has a double glazed window to the front of the property as well as a smoke alarm and radiator.

#### Bedroom 1

11' 3" x 9' 6" ( 3.43m x 2.90m )

Bedroom 1 has two double glazed windows to the rear of the property. It has a TV point, broadband point, 3 integrated wardrobes and a radiator.

#### En Suite

The en suite has a double glazed, frosted window to the rear of the property. It has a WC, hand wash basin, shower cubicle, shaver point, extractor fan and a radiator.

#### Bedroom 2

13' x 9' 7" ( 3.96m x 2.92m )

Bedroom 2 has two double glazed windows to the front of the property. It has a TV point, broadband point and a radiator.

## Second Floor

### **Landing**

The landing has a smoke alarm, loft hatch, and an airing cupboard.

### **Bedroom 3**

13' 3" max x 9' 6" max ( 4.04m max x 2.90m max )

Bedroom 3 has two double glazed windows to the rear of the property and a radiator.

### **Bedroom 4**

12' 11" max x 9' 7" max ( 3.94m max x 2.92m max )

Bedroom 4 has two double glazed windows to the front of the property and a radiator.

### **Bedroom 5**

8' x 7' 2" ( 2.44m x 2.18m )

Bedroom 5 has two double glazed windows to the front of the property and a radiator.

### **Bathroom**

The bathroom has a double glazed, frosted window to the rear of the property. It has a WC, hand wash basin, bath, shaver point and an extractor fan.

## Outside

### **Rear Garden**

The rear garden is patio with brick paving. It has a shed, fence borders, and has a gate offering rear access.

### **Parking**

The property has an off-road driveway and a large communal car park.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



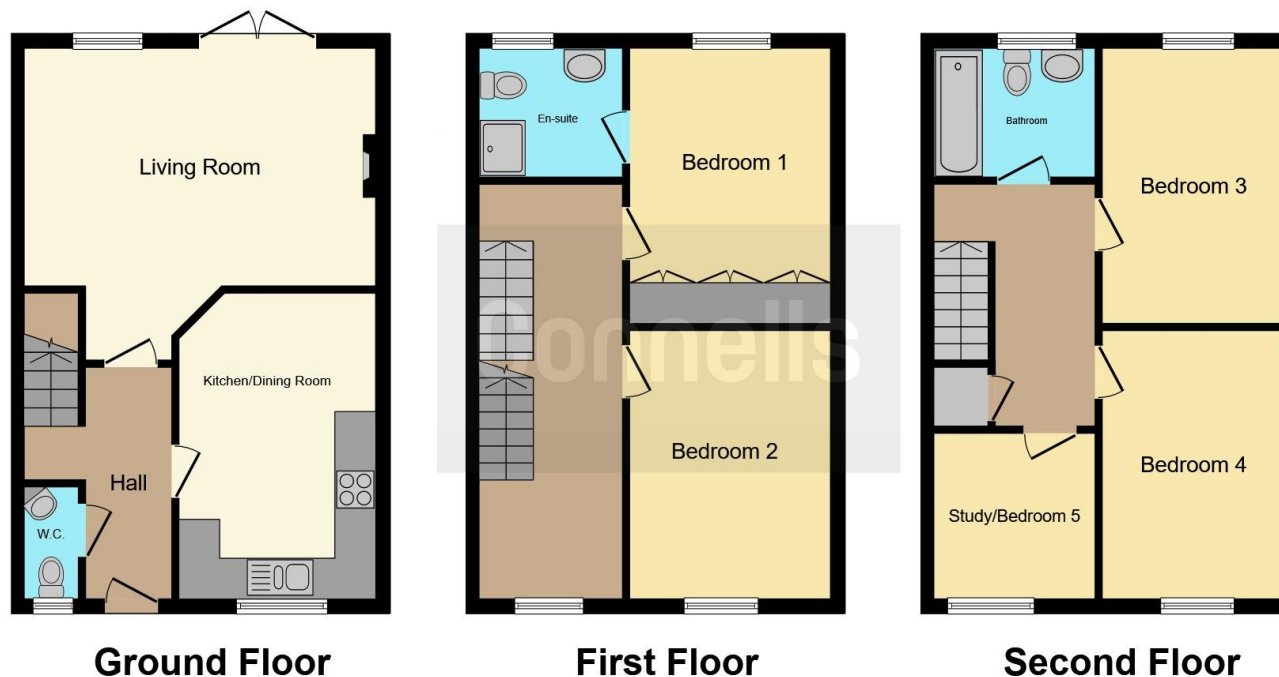












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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4 Clive House High Street  
 GILLINGHAM SP8 4QT

EPC Rating:  
 Exempt

Council Tax  
 Band: D

Tenure: Freehold

**view this property online** [connells.co.uk/Property/GIL305901](http://connells.co.uk/Property/GIL305901)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: GIL305901 - 0007