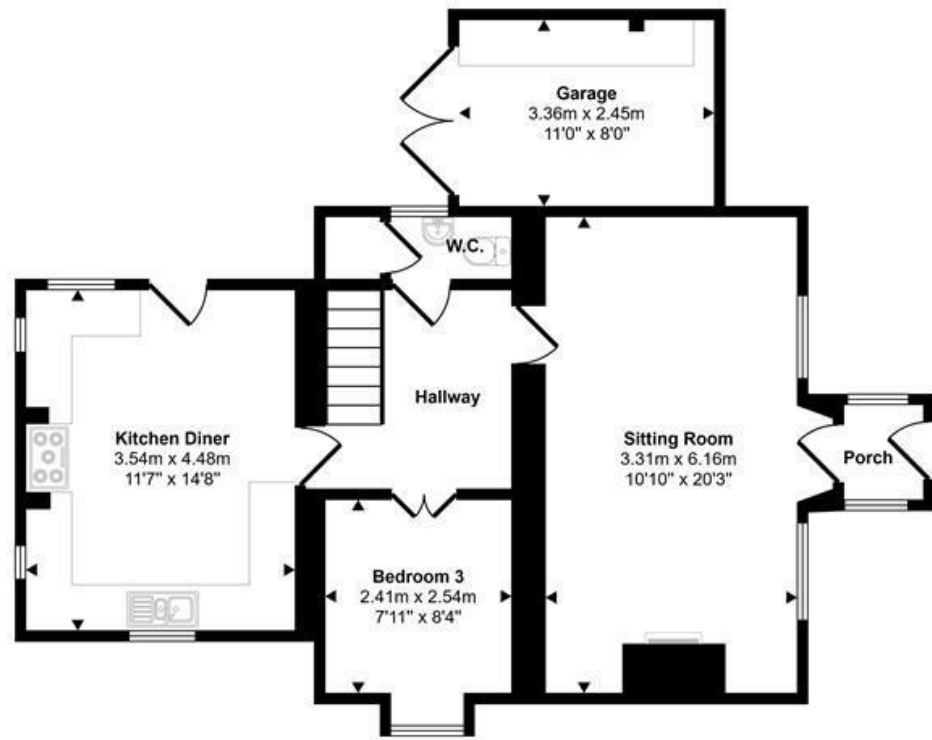
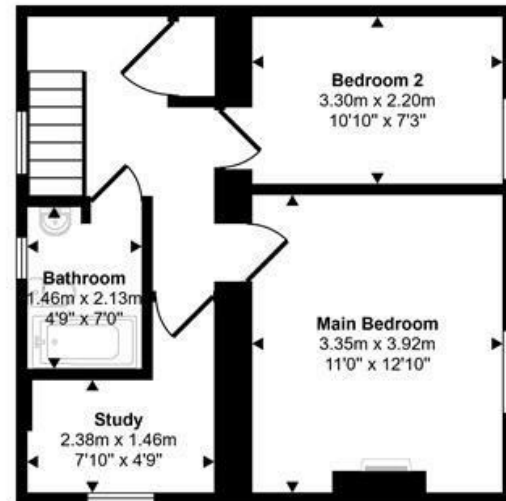




Approx Gross Internal Area  
107 sq m / 1149 sq ft



Ground Floor  
Approx 68 sq m / 728 sq ft



First Floor  
Approx 39 sq m / 421 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.



Tomlins Lane  
Gillingham

Guide Price  
£365,000

An attractive and characterful detached cottage, situated in the heart of Gillingham and beautifully presented throughout with an abundance of period features. Having been a much loved home for just under twenty years, the property has been well cared for and is offered for sale with no onward chain.

The accommodation is arranged across two floors and provides a generous sitting room, a characterful kitchen diner and a useful ground floor bedroom, with a WC also on the ground floor. To the first floor, two further bedrooms are found, both served by the family bathroom alongside an additional room used as a study. Double glazed timber framed windows are found throughout, complementing the period character of the property.

To the outside, the property benefits from an attached single garage and driveway parking for at least four vehicles, alongside a fully enclosed and easy to maintain rear garden. Gillingham town centre, with its good range of shops, amenities and mainline railway station, is within easy walking distance.

Restways  
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			85
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	



## The Property

### Inside

#### Ground Floor

Entering into the kitchen diner, a characterful and well-proportioned space fitted with shaker-style wood units and laminate worktops, with space for a range-style cooker and under-counter space for a fridge, dishwasher and washing machine. A hallway leads through to the remaining ground floor rooms. The sitting room is a generous and comfortable reception space, full of character, with a porch leading directly out to the rear garden. A bedroom is also located on the ground floor, with a WC completing this level.

#### First Floor

Stairs rise to the first floor landing where two bedrooms are found, one of which is a generous principal bedroom. There is also an additional room currently used as a study. All are served by the family bathroom.

### Outside

#### Garden

A fully enclosed and easy to maintain rear garden, thoughtfully arranged with gravel, brick pathways and well established shrubs, plants and trees, creating a charming and private outdoor space.

#### Garage & Parking

An attached single garage is located to the side of the property with driveway parking for at least four vehicles.

### Useful Information

Energy Efficiency Rating D  
Council Tax Band D  
Timber Double Glazed Windows  
Gas Fired Central Heating  
Mains Drainage  
Freehold  
No Onward Chain

### Location and Directions

Gillingham is a well-served town

offering a range of everyday amenities, including independent shops, supermarkets and schooling, along with a mainline railway station providing direct links to London Waterloo. Surrounded by attractive countryside, it offers a balance of convenience and access to rural walks.

Postcode SP8 4BL

What3words ///putts.times.squeaks

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.