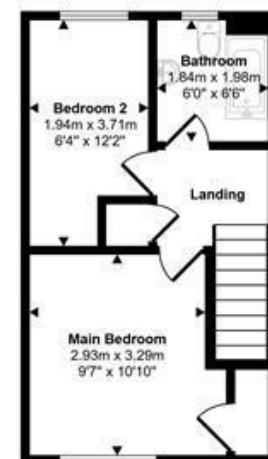


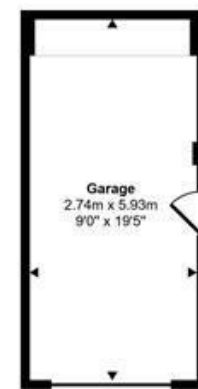
Approx Gross Internal Area
72 sq m / 776 sq ft



Ground Floor
Approx 28 sq m / 297 sq ft



First Floor
Approx 28 sq m / 303 sq ft



Garage
Approx 16 sq m / 175 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 Snaggy 360.

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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	



Primrose Close
Gillingham

Asking Price
£230,000

A well presented two bedroom semi detached home set within a quiet cul de sac in the popular Wyke area of Gillingham, close to open green spaces and some pleasant countryside walks nearby.

Freshly decorated throughout by the current owners, the property is presented in excellent order and ready to move straight into. The accommodation comprises a well proportioned and bright sitting room, a modern kitchen diner with a door leading directly to the garden and space for all appliances, two bedrooms and a bathroom. The property has a warm and contemporary feel throughout and would suit a wide range of buyers. An early viewing is recommended to fully appreciate what is on offer.

Outside, an enclosed rear garden has been attractively laid out with a gravelled seating area, raised flower beds and well established planting, enjoying a good degree of privacy. A detached garage and a driveway parking space completes the plot.



The Property

Inside

Ground Floor

Entering through the front door into a small entrance lobby at the foot of the stairs, a door opens through into the sitting room, a well proportioned and inviting reception space with a pleasant outlook to the front. A glazed internal door leads through to the kitchen diner, a bright and well considered space fitted with cream gloss units and laminate worktops. There is space for all appliances including a washing machine and dishwasher, alongside room for a dining table and chairs. A door leads directly out to the rear garden.

First Floor

Stairs rise to the first floor landing where two bedrooms are found. The main bedroom is a well proportioned double benefiting from useful built in storage space. A bathroom serves both bedrooms.

Outside

Garden

An enclosed rear garden has been attractively laid out and enjoys a good degree of privacy. A paved area leads through to a gravelled seating space with raised timber flower beds and well established planting along the borders, creating a charming and low maintenance outdoor space. Side access is available from the front of the property.

Parking

A detached garage with space for vehicles in front of the property, as well as a generous supply of visitor parking in the close.

Useful Information

Energy Efficiency Rating C
Council Tax Band B
Gas Fired Central Heating
Mains Drainage
Upvc Double Glazing
Freehold

Vendors will need to find onward purchase

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 4TX

What3words
///unopposed.national.reduce

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.