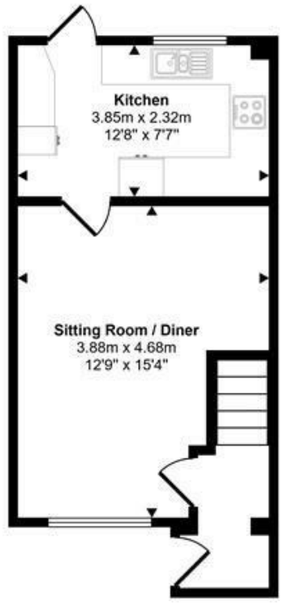
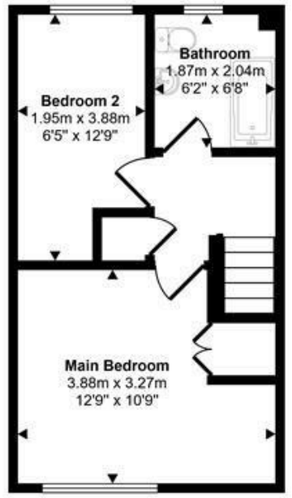
Approx Gross Internal Area
58 sq m / 621 sq ft



Ground Floor
Approx 29 sq m / 315 sq ft

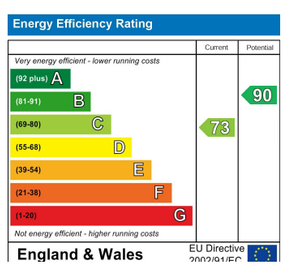


First Floor
Approx 28 sq m / 306 sq ft

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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Primrose Close
Gillingham

Asking Price
£190,000

A two bedroom mid-terrace home offering practical and well proportioned accommodation arranged over two floors, with the added benefit of two allocated parking spaces and a garden. The property has previously been used as a rental home and would make an appealing first-time purchase, investment opportunity or an ideal option for someone looking to downsize. It is offered for sale with no onward chain, helping to make the purchasing process as straightforward as possible.

The property is situated in Primrose Close, within a residential area of Gillingham, conveniently placed for access to the town and its everyday amenities. Its position combines the convenience of town living with easy access to the surrounding North Dorset countryside.

The ground floor accommodation includes an entrance hall, a good sized sitting/dining room and a fitted kitchen positioned to the rear with direct access onto the garden. Upstairs, there are two bedrooms together with a family bathroom, while useful storage is provided by a wardrobe within the main bedroom.

Outside, the property benefits from a fully enclosed, low maintenance rear garden with pedestrian access to the rear where there are two allocated parking spaces. With uPVC double glazing, mains gas central heating and no onward chain, this is a straightforward and manageable home with plenty of potential for its next owner.













The Property

Inside
Ground Floor
The front door opens into the entrance hall with stairs rising to the first floor and a door leading into the sitting/dining room, which has a window overlooking the front of the property. From here, a door leads through to the kitchen, which is fitted with a range of eye and base level cupboards together with an eye-level oven and space for further white goods. The gas boiler is also located within the kitchen, with a window overlooking the rear garden and a door providing direct access outside.

First Floor
Stairs rise to the first floor landing with doors leading to both bedrooms and the family bathroom. The main bedroom is positioned to the front of the property and benefits from a useful cupboard over the stairs, while bedroom two overlooks the rear garden. The family bathroom is fitted with a bath with shower over, wash hand basin and WC, together with a rear-facing window and extractor fan.

Outside
Gardens
The rear garden is fully enclosed and arranged with ease of maintenance in mind, with graveled areas, paving and stepping stones creating a practical outdoor space. There is a timber garden shed positioned towards the rear, together with fenced boundaries and pedestrian access leading onto the pathway behind.

Parking
There is parking for one car in the driveway at the front of the property and two allocated spaces at the rear.

Important Information
Energy Efficiency Rating: C
Council Tax Band B
Mains Gas Central Heating
uPVC Double Glazing
Mains Drainage
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 4TX

What3Words - office.exporters.deferring

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.