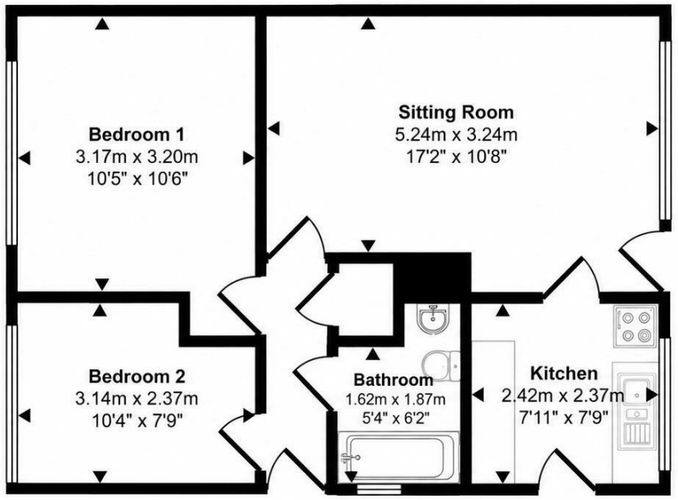
Morton • New

selling and letting properties



Floorplan

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.

Lammas Close
Gillingham

Guide Price
£280,000

Offered to the market with No Onward Chain is this beautifully presented two-bedroom semi-detached bungalow, set within a quiet cul-de-sac on the edge of Gillingham. The property has been fully renovated by the current owner to a high standard throughout and is ready to move straight into. It also has off-road parking, a single garage and a good-sized, fully enclosed rear garden.

The accommodation includes an entrance hall, a sitting room with French doors opening onto the garden, a shaker-style kitchen with integrated appliances, two good-sized bedrooms and a bathroom, with oak doors fitted throughout. As part of the renovation, the current owner has had the property rewired and has installed a new gas central heating combi boiler and new radiators. The loft has been completely re-insulated to 300mm, with a decked area giving access to the boiler. New flooring and underlay have been laid throughout. Outside, a driveway to the front leads to the garage, which has power, and there is a good sized private rear garden with a large patio area, lawn and side access. There are outside sockets to both the front and rear.

Lammas Close enjoys a peaceful position on the edge of Gillingham, close to local shops and countryside walks, with the town centre and its range of amenities within easy reach. 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.

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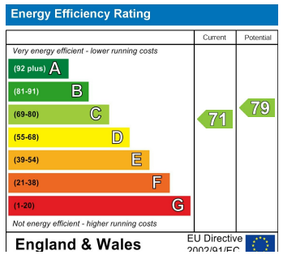

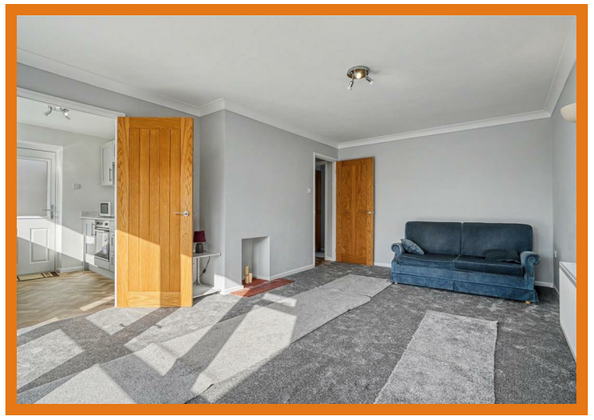

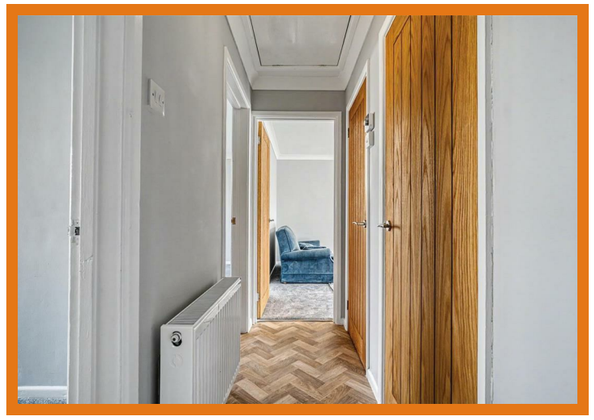

The Property

Inside
The front door opens into an entrance hall with oak doors leading off to all rooms. The sitting room is a lovely size, with French doors opening directly onto the patio and garden. It also has an inset feature recess which could accommodate a wood burner, subject to the necessary regulations. The kitchen is fitted with a range of shaker-style units consisting of floor and eye level cupboards and drawers, with plenty of work surface space. There is a built-in oven and a hob with an extractor over, together with an integrated dishwasher and fridge freezer. A sink and drainer is set beneath the window overlooking the rear garden, and a door leads out to the side of the property, giving convenient access to the garden. There are two good-sized bedrooms. The bathroom is fitted with a white suite comprising a bath with shower over, a wash basin with a storage cupboard beneath, and a WC.

Outside
Garden
The rear garden is a really good size and is fully enclosed, offering a high degree of privacy. A large paved patio sits directly outside the French doors from the sitting room, providing an ideal space for outdoor dining and entertaining. The remainder of the garden is laid to lawn and enclosed by fencing, and there is side access to the front of the property. The front garden is laid to lawn. There are outside sockets to both the front and rear of the property.

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

Useful Infomation
Energy Efficiency Rating C
Council Tax Band C
New Double Glazed Windows and Doors
Rewired
Gas Central Heating with New Combi Boiler and Radiators
Loft Re-insulated to 300mm
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. Lammas Close is a quiet cul-de-sac on the edge of town, close to local shops and countryside walks. 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.

Postcode - SP8 4RP

What3words – ncur.suffer.bond

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.