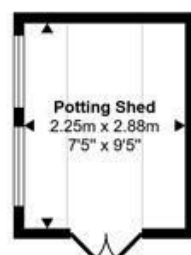
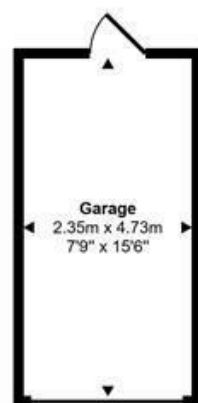




Floorplan
Approx 73 sq m / 782 sq ft



Outbuilding
Approx 6 sq m / 70 sq ft



Garage
Approx 11 sq m / 120 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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High Street
Gillingham
Dorset
SP8 4AA

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gillingham@mortonnew.co.uk
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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	

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selling and letting properties



Bourne Way
Gillingham

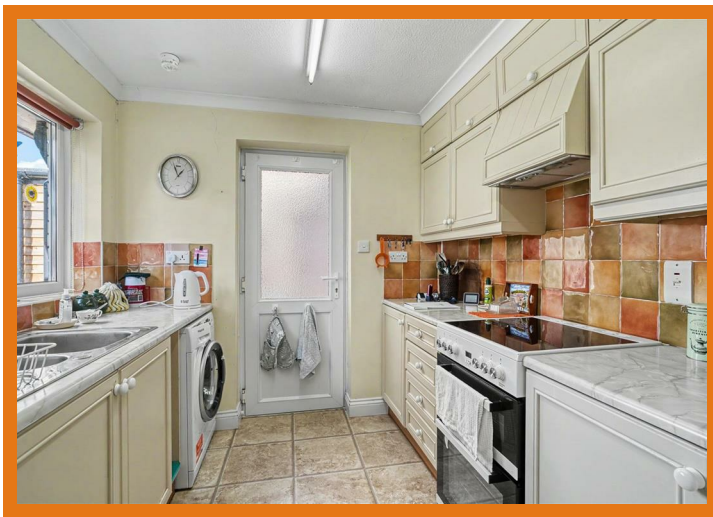
Asking Price
£235,000

A two-bedroom semi-detached bungalow with a lovely garden room, driveway parking with garage and a private west facing rear garden, offered to the market with the added benefit of No Onward Chain. Set within walking distance of Gillingham town centre and its amenities, this home provides comfortable single storey accommodation with excellent scope for a new owner to update and personalise to their own style.

The accommodation comprises an entrance hallway, sitting room with feature fireplace and a garden room overlooking the rear garden, together with the kitchen, side porch, bathroom and two bedrooms, the main bedroom benefiting from a fitted double wardrobe. Outside, there is driveway parking, a garage and a private west facing rear garden.

Bourne Way enjoys a convenient position within walking distance of the town centre and its range of amenities. 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

Inside

The property is approached from the front via the driveway, with the front door opening into a carpeted hallway with doors leading off to the main rooms. The sitting room is a generous size, measuring over 17ft, and is carpeted with a feature fireplace with wooden surround (not in working order). A door leads through to the kitchen and double doors open into the garden room. The garden room is a bright and pleasant space with laminate flooring and lighting, enjoying views over the rear garden, with a side door leading out to the patio. This is the perfect spot to sit and enjoy the garden throughout the seasons. The kitchen enjoys a view over the rear garden and is fitted with a range of floor and eye level units with work surfaces, tiled splashbacks and stainless steel sink and drainer. There is space for a fridge freezer, washing machine and oven, together with an extractor fan and laminate flooring. A door leads to the side porch, which has tiled flooring and doors to both the front and rear of the property.

The main bedroom is a double room with fitted double wardrobe, carpet and window

to the front. Bedroom two is a single room with carpet, window to the front, radiator and built-in cupboard with hanging rail. The bathroom is fitted with a bath with overhead shower, low level WC and wash hand basin, along with a built-in cupboard, laminate flooring and window to the side.

Outside

Gardens

The front garden is laid to lawn and interspersed with shrubs, with a walnut tree. The rear garden is private and enjoys a west facing aspect, making it a lovely spot to enjoy the afternoon and evening sun. There is a patio seating area, with a path leading down to the bottom of the garden, and the remainder is laid to lawn and edged by borders planted with shrubs. A mature oak tree provides a lovely focal point, and there are two timber sheds for useful storage. Truly a peaceful garden to relax in.

Garage and Parking

The property is approached over a driveway to the front, which provides off-road parking and leads to the garage. The garage has an up and over door and is fitted with electricity.

Useful Information

Energy Efficiency Rating
Council Tax Band C
Mains Gas via Combi Boiler
uPVC Double Glazed Windows
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. 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 4PF

What3words – bloom.acid.explain

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.