Morton • New

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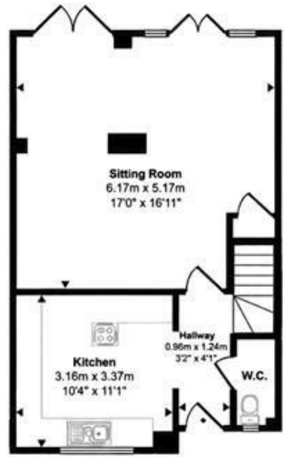
Bayfields
Gillingham

Guide Price
£295,000

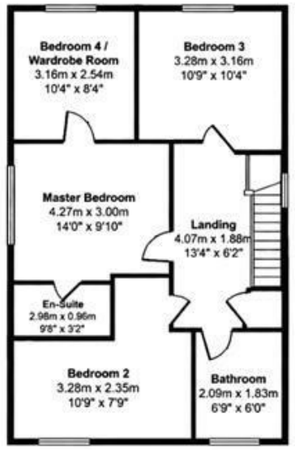
A well-presented three bedroom semi-detached home, tucked away in a quiet and popular residential location within easy walking distance of Gillingham high street and its range of amenities. Well maintained over twenty two years by the current owners, the property benefits from a beautifully opened up ground floor creating a generous and sociable living space.

The accommodation is arranged over two floors and comprises a spacious sitting room, a modern kitchen with shaker style units, and a ground floor WC. To the first floor, three bedrooms are found with the principal bedroom benefiting from an en suite, with a further flexible room offering use as a dressing room or fourth bedroom, and a family bathroom serving the remaining rooms.

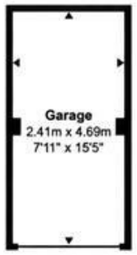
Outside, the property benefits from an enclosed garden with lawn and patio, a garage to the rear and parking to both the front and rear. The property is also well placed for access to the open countryside on the doorstep of the town.



Ground Floor
Approx 47 sq m / 511 sq ft



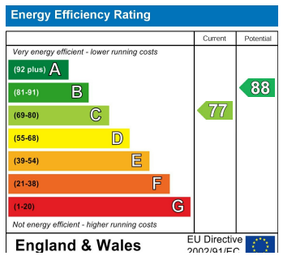
First Floor
Approx 48 sq m / 517 sq ft



Garage
Approx 12 sq m / 137 sq ft

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The Property

Inside
Ground Floor
Entering through the front door, the hallway leads through to the principal ground floor rooms. The sitting room is a particularly generous and bright reception space, opened up by the current owners to create a sociable and free flowing living area.
The kitchen is fitted with a range of shaker style units with laminate worktops, integrated cooker and hob, and benefits from a window overlooking the front with attractive wood effect industrial style shutters. A ground floor WC completes the accommodation at this level.

First Floor
Three well proportioned bedrooms are found on the first floor, with the principal bedroom benefiting from an en suite shower room. A family bathroom serves the remaining bedrooms, with a further flexible room offering use as a dressing room or fourth bedroom.

Outside
Gardens
To the rear, an enclosed garden offers a combination of lawn and patio, providing a private and pleasant outdoor space. A gate leads through to the garage and rear parking area.

Parking & Garage
The property benefits from a garage to the rear along with parking both in front of the garage and to the front of the property.

Useful Information

Energy Efficiency Rating C
Council Tax Band C
Gas Fired Central Heating
Mains Drainage
Upvc Double Glazing
Freehold
Vendors will need to find onward purchase
Maintenance charge for the estate - Approx £120 a year for the balancing pond. The management company is Meadfleet.

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 4AE

What3words
///consoles.glove.extent

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.