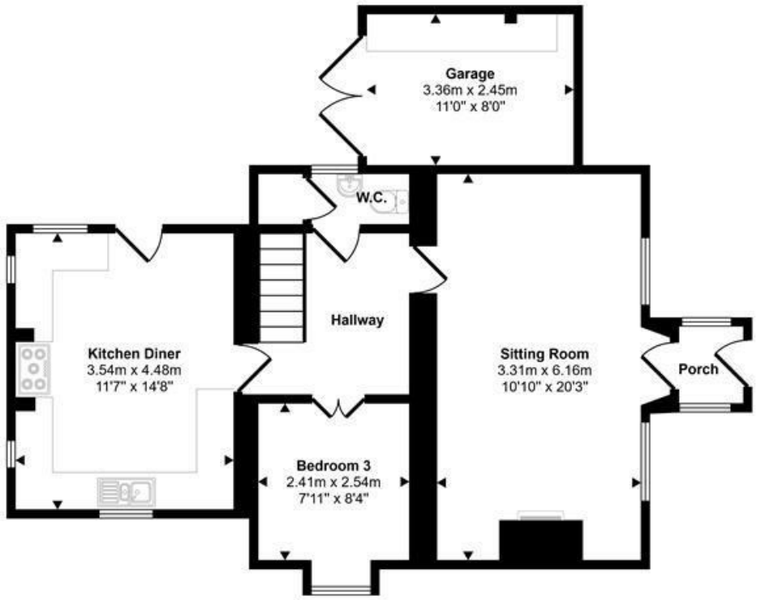
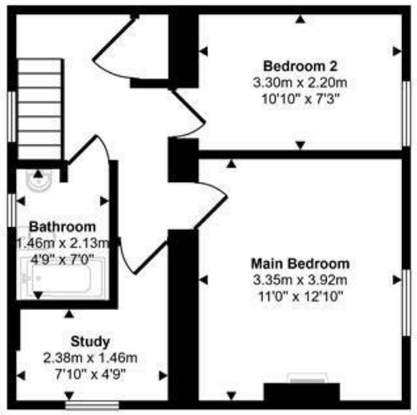
Approx Gross Internal Area
107 sq m / 1149 sq ft




Ground Floor
Approx 68 sq m / 728 sq ft




First Floor
Approx 39 sq m / 421 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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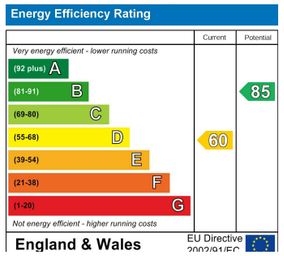


# Morton • New

selling and letting properties

Tomlins Lane
Gillingham

Guide Price
£345,000

An attractive and characterful three bedroom detached cottage set within the heart of Gillingham, beautifully presented throughout and retaining a wealth of wonderful period features. Having been a much loved home for just under twenty years, the property is offered to the market in excellent order and ready to move straight into.

The accommodation is arranged across two floors and comprises a characterful kitchen diner, a generous sitting room with a porch leading directly to the rear garden, a ground floor bedroom and a ground floor WC. On the first floor two further bedrooms are found alongside an additional room currently used as a study, all served by a family bathroom. Timber framed double glazed windows throughout complement the period character of the property beautifully.

Outside, a fully enclosed and easy to maintain rear garden has been thoughtfully arranged with gravel, brick pathways and well established shrubs and planting, creating a charming and private outdoor space. An attached single garage and driveway parking for at least four vehicles complete the plot. Offered for sale with the benefit of no onward chain.

**The Property**

**Inside**

Ground Floor

Entering into the kitchen diner, a characterful and well-proportioned space fitted with shaker-style wood units and laminate worktops, with space for a range-style cooker and under-counter space for a fridge, dishwasher and washing machine. A hallway leads through to the remaining ground floor rooms. The sitting room is a generous and comfortable reception space, full of character, with a porch leading directly out to the rear garden. A bedroom is also located on the ground floor, with a WC completing this level.

First Floor

Stairs rise to the first floor landing where two bedrooms are found, one of which is a generous principal bedroom. There is also an additional room currently used as a study. All are served by the family bathroom.

**Outside**

Garden

A fully enclosed and easy to maintain rear garden, thoughtfully arranged with gravel, brick pathways and well established shrubs, plants and trees, creating a charming and private outdoor space.

Garage & Parking

An attached single garage is located to the side of the property with driveway parking for atleast four vehicles.

**Useful Information**

Energy Efficiency Rating D
Council Tax Band D
Timber Double Glazed Windows
Gas Fired Central Heating
Mains Drainage
Freehold
No Onward Chain

**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 4BL

What3words ///putts.times.squeaks

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.