



Wyke Road Gillingham SP8 4NH

Nestled on Wyke Road in the heart of Gillingham, this charming end of terrace cottage offers a delightful blend of character and spacious living. With three generously sized double bedrooms, two reception rooms, modern kitchen and an attractive rear garden, this home is perfect for families or those seeking extra space. EPC Band:- D

£275,000 Freehold





The Property

Nestled on Wyke Road in the heart of Gillingham, this charming end of terrace cottage offers a delightful blend of character and spacious living. With three generously sized double bedrooms, two reception rooms and an attractive rear garden, this home is perfect for families or those seeking extra space. The property is within easy walking distance to a local cafe, pub, primary school, town centre and all its amenities. Commuters will appreciate the proximity to the mainline train station (Exeter-London/Waterloo) providing easy access to surrounding areas.

The accommodation is arranged over two floors and in brief comprises:- Entrance hall with stairs to the first floor and doors to:- Lounge with a working fire, double glazed window to front aspect & television point; dining room with feature fireplace, double glazed window to rear and door to:- a modern kitchen fitted with a range of floor and wall units including an electric oven, electric hob, extractor fan, space for dish washer, wooden flooring and double glazed door to rear; bathroom fitted with a panelled bath with shower attachment, vanity tiled wash hand basin, low level WC, tiled flooring, underfloor heating, heated towel rail and double glazed window to rear; rear porch with double glazed door to rear garden, double glazed window to side and access to the bathroom. The landing on the first floor has doors off to all rooms. The main bedroom benefits from built in wardrobes and double glazed window to rear aspect; there are two further double bedrooms with bedroom two also benefitting from built in wardrobes. To complete the layout on this floor is a shower room comprising:- shower, wash hand basin, low level WC, heated towel rail and an extractor fan.

Outside

From the front gate there is a path that leads to side door.
To the rear of the property is an attractive easy maintenance garden enclosed with wooden fencing. The garden is predominantly laid to lawn with well established shrubs, trees, a storage room with light and power, a log store as well as an outside tap.

Location

What Three Words:- ///valuables.fidelity.rumbles
Set in the heart of North Dorset's beautiful Blackmore Vale, Gillingham is a historic market town with Saxon origins and royal connections, once home to King John's hunting lodge. Today, Gillingham offers a warm and welcoming community, blending traditional character with modern living. The town provides a good range of supermarkets, independent shops and well-regarded local schools, with respected independent schools also within easy reach. Residents benefit from excellent local amenities including healthcare services, sports clubs, a library and a modern leisure centre. Gillingham is well connected, with direct rail services to London and Exeter, while the nearby A30 and A303 provide convenient road links. Surrounded by countryside yet close to everyday amenities, this location offers a peaceful setting within walking distance of the town centre and all that Gillingham has to offer.

Additional Information

Services: Mains water, electricity, and drainage.
Local Authority: Dorset Council Council Tax Band: C
Energy Performance Certificate (EPC): Rating D
– Please Note: All services, systems, and

appliances listed in these particulars have not been tested, and therefore we cannot guarantee they are in working order.

Energy Efficiency Rating	
Current	Potential
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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G (1-20)	G (1-20)

Very environmentally friendly - lower CO2 emissions

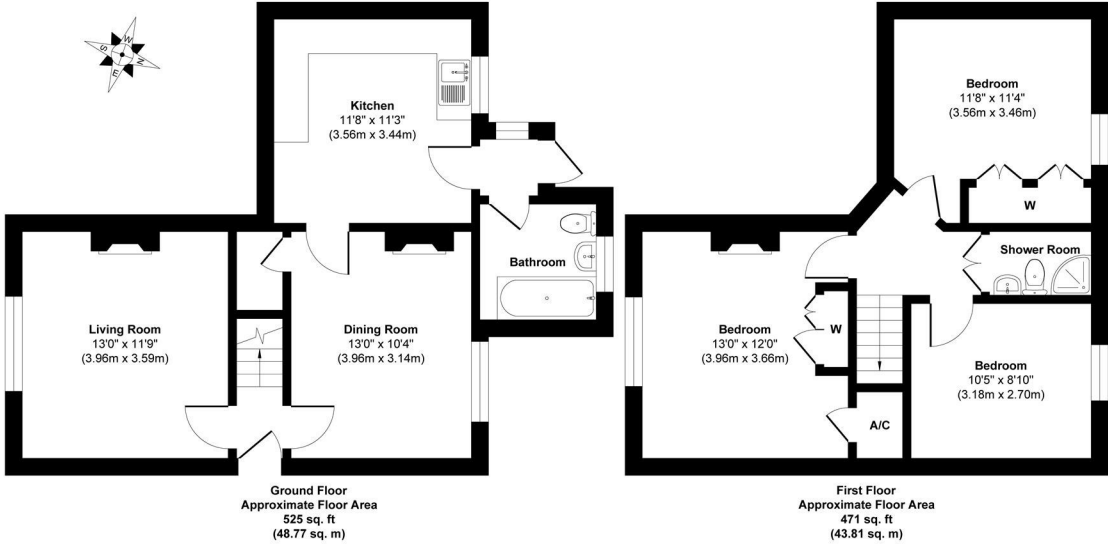
Not environmentally friendly - higher CO2 emissions

England & Wales EU Directive 2002/91/EC



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Council Tax Band C
EPC Rating D

Wyke Road, Gillingham, SP8



Approx. Gross Internal Floor Area 996 sq. ft / 92.58 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

