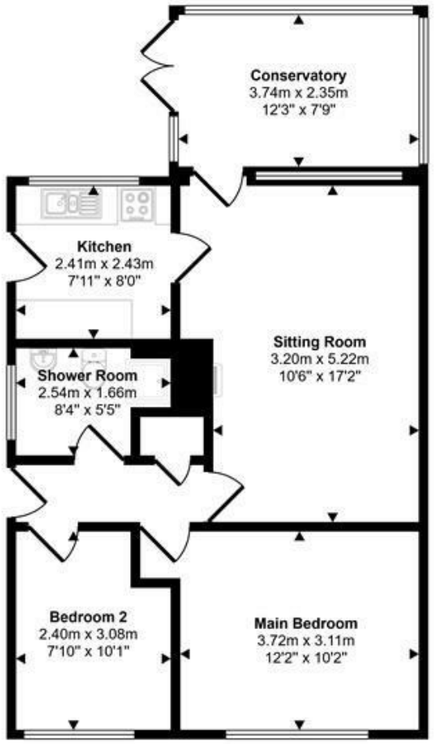
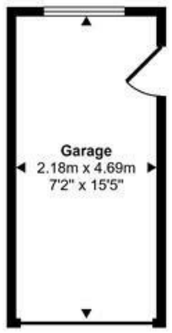
Approx Gross Internal Area
73 sq m / 790 sq ft



Floorplan
Approx 63 sq m / 680 sq ft



Garage
Approx 10 sq m / 110 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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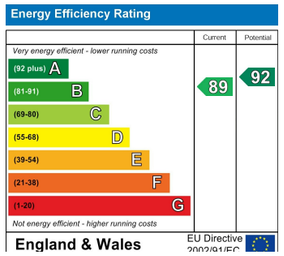

Morton • New

selling and letting properties

Lammas Close
Gillingham

Guide Price
£224,500

*** CASH BUYERS *** A well presented two bedroom semi detached bungalow set within a quiet cul de sac in the Dorset market town of Gillingham, within easy walking distance of the town centre and mainline railway station with direct services to London Waterloo and Exeter. Arranged across a single level and offering a great deal of potential, this is a property that represents a wonderful opportunity for someone looking to put their own stamp on a well positioned home.

The accommodation comprises a generous sitting room with a feature fireplace, a conservatory, a kitchen, a shower room and two double bedrooms. There is scope to enhance and update throughout to one's own style and taste, whilst the property is well maintained and ready to move straight into. The property also benefits from solar panels, helping to keep energy costs down.

Outside, an enclosed south facing rear garden enjoys a good level of privacy with mature shrubs, a greenhouse and a patio area. A detached garage and off road parking for two vehicles complete the plot. Offered for sale with no onward chain, an early viewing is recommended to fully appreciate both the accommodation and the position within this popular cul de sac.

The Property

Inside
The front door opens into the entrance hall which gives access to the principal rooms. The sitting room is a particularly generous and well proportioned space, with a feature fireplace creating a focal point to the room. A door leads through to the conservatory beyond, a bright and pleasant additional reception space with double doors opening directly out to the rear garden, making it a room that can be enjoyed throughout the year.

The kitchen is fitted with a range of wood units and laminate worktops with a window looking out over the rear garden. There is space for white goods throughout and a side door leads outside giving access to the garage. Whilst the kitchen offers scope to update and enhance in time, it is a practical and well considered space as it stands. A shower room completes the accommodation alongside two well proportioned double bedrooms, both a good size and enjoying a pleasant outlook.

Outside
Garden
To the front, the garden is laid to lawn creating a pleasant approach to the property. A side gate leads through to the rear garden, which is fully enclosed and enjoys a south facing aspect with a good level of privacy. Well established with mature shrubs throughout, there is a patio seating area and a greenhouse within the plot.

Parking
Off road parking for two vehicles is available to the front of the property, with a detached garage also accessible from the rear of the plot via pedestrian access from the garden.

Useful Information

Energy Efficiency Rating B
Council Tax Band C
Mains Drainage
Leasehold Solar Pannels
Gas Central Heating
Upvc Double Glazing
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 4RP

What3words ///pillow.threaded.mule

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