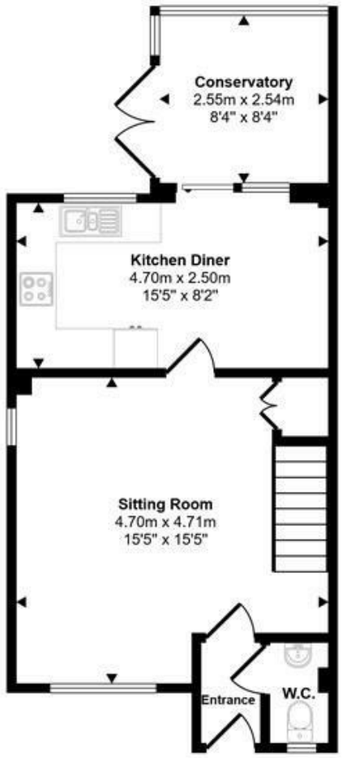
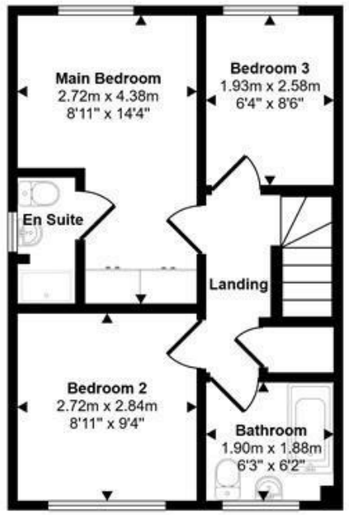
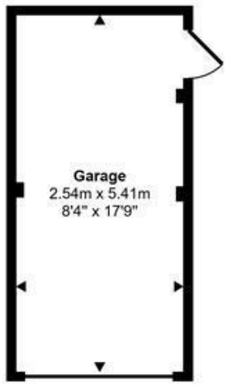
Approx Gross Internal Area
111 sq m / 1190 sq ft



Ground Floor
Approx 44 sq m / 471 sq ft



First Floor
Approx 35 sq m / 382 sq ft



Garage
Approx 14 sq m / 148 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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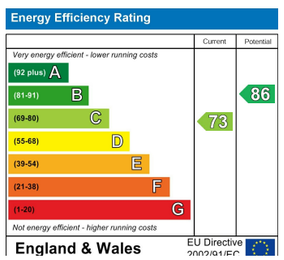

Morton • New

selling and letting properties

Ivy Close
Gillingham

Guide Price
£300,000

A well presented three bedroom, two bathroom semi-detached home offering bright and comfortable accommodation, a garage and off road parking. Situated in a popular residential cul-de-sac within easy reach of Gillingham town centre and its many amenities. The property is also conveniently placed within walking distance of a popular primary school, making this a particularly appealing home for families.

The current owners have enjoyed the property for the last four years and during their ownership have made a number of improvements including redecoration, new flooring to the sitting room and new carpets. The property also benefits from wholly owned solar panels, helping towards greater energy efficiency, and is offered for sale with no onward chain.

The accommodation is well arranged with two reception areas, a modern kitchen overlooking the rear garden and a conservatory providing an enjoyable additional living space with access towards the garden. Upstairs there are three bedrooms, the main bedroom has an en-suite there is also the family bathroom. Outside, the enclosed south facing garden has been designed with ease of maintenance in mind and provides a sunny patio area, whilst a driveway and garage provide useful parking and storage.

This is a great opportunity to purchase an easy to maintain home in a convenient location, whether looking for a first home, family property or investment. An early viewing is strongly recommended.

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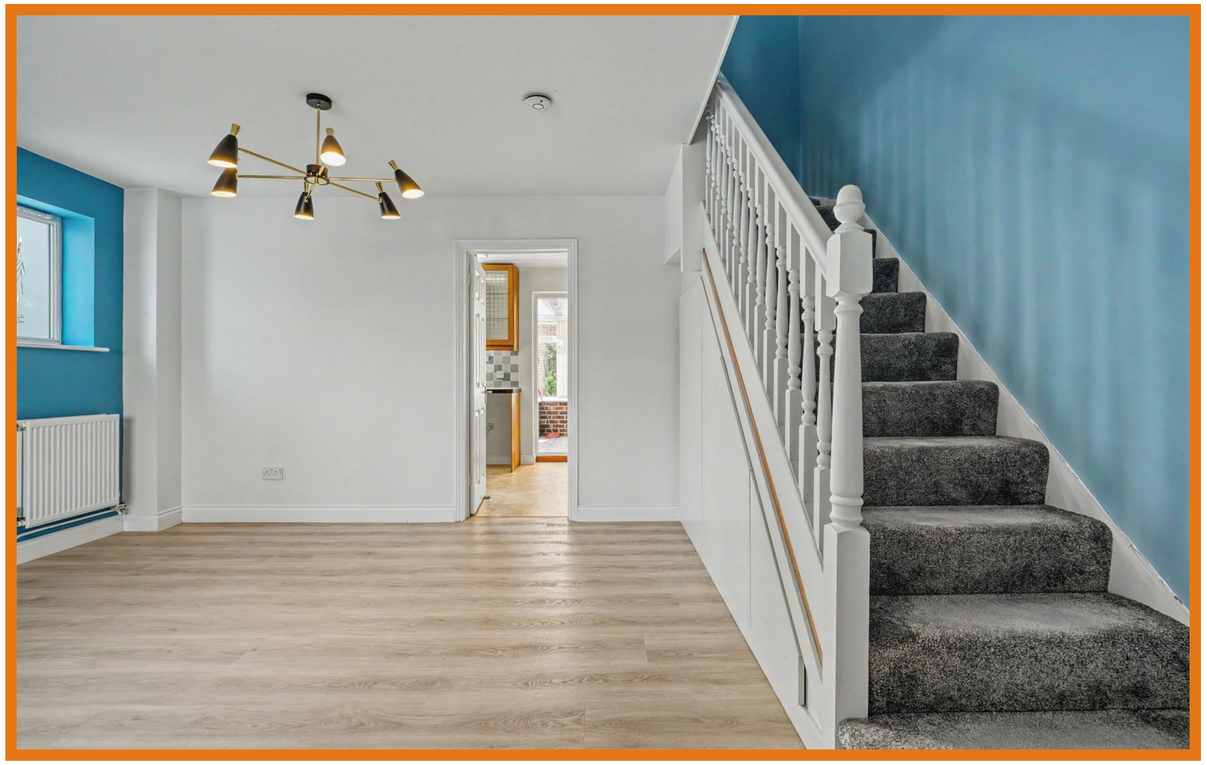

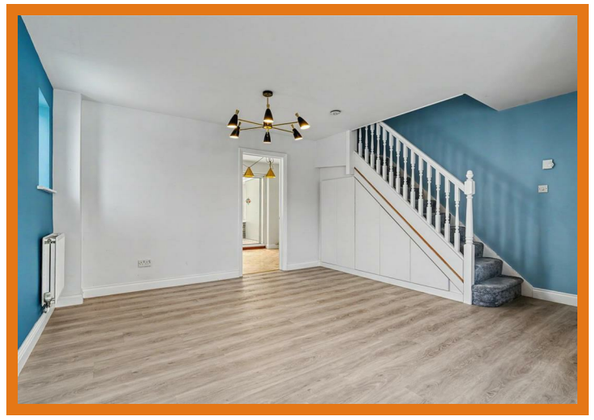

The Property

Inside
Ground Floor
The front door opens into the entrance area with access to the cloakroom and the main living accommodation. The sitting room is a good sized, bright and welcoming room with recently replaced flooring and stairs rising to the first floor. There is ample space for comfortable seating and the room flows through towards the kitchen and rear of the property. The kitchen is fitted with a range of wood finished floor and eye level cupboards complemented by artificial stone worksurfaces. There is a built in eye level oven and a window overlooking the rear garden, with a door opening into the conservatory. The conservatory provides valuable additional living space and enjoys an outlook over and access to the garden.
First Floor
Stairs rise from the sitting room to the first floor landing, which provides access to all three bedrooms and the family bathroom. The bedrooms are well arranged to provide a practical balance of sleeping accommodation, making the property equally suited to a young family, those needing a home office or anyone wanting a useful guest room. The principal bedroom is a comfortable room with the advantage of an En-suite, whilst the second bedroom also provides versatile accommodation. The third bedroom would make an ideal child's bedroom, nursery, study or occasional guest room, depending on individual needs. The current owners have replaced the carpets during their ownership, helping to give the first floor a fresh and well cared for feel. The family bathroom completes the accommodation on this level.

Outside
Parking and Garage
To the side of the house there is a tarmacadam driveway providing off road parking and leading to the garage. The garage has a remote controlled up and over electric door, light and power, together with useful rafter storage and a pedestrian door opening to the side and rear garden.

Garden
The south facing rear garden is fully enclosed and has been arranged for low maintenance, providing an attractive and sunny outside space with a patio area ideal for outside dining and relaxing. There is pedestrian access to the garage and, beyond the rear garden wall, a further small area of land which forms part of the responsibility of the property.

Useful Information
Energy Efficiency Rating C
Council Tax Band C
uPVC Double Glazed Windows
Gas Fired Central Heating
Mains Drainage
Wholly Owned Solar Panels
Solar Panel with Battery
8 nos. 430W (total 3.44kW)
Facing south
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 4UD

What3Words - ///staples.gradually.forum

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.