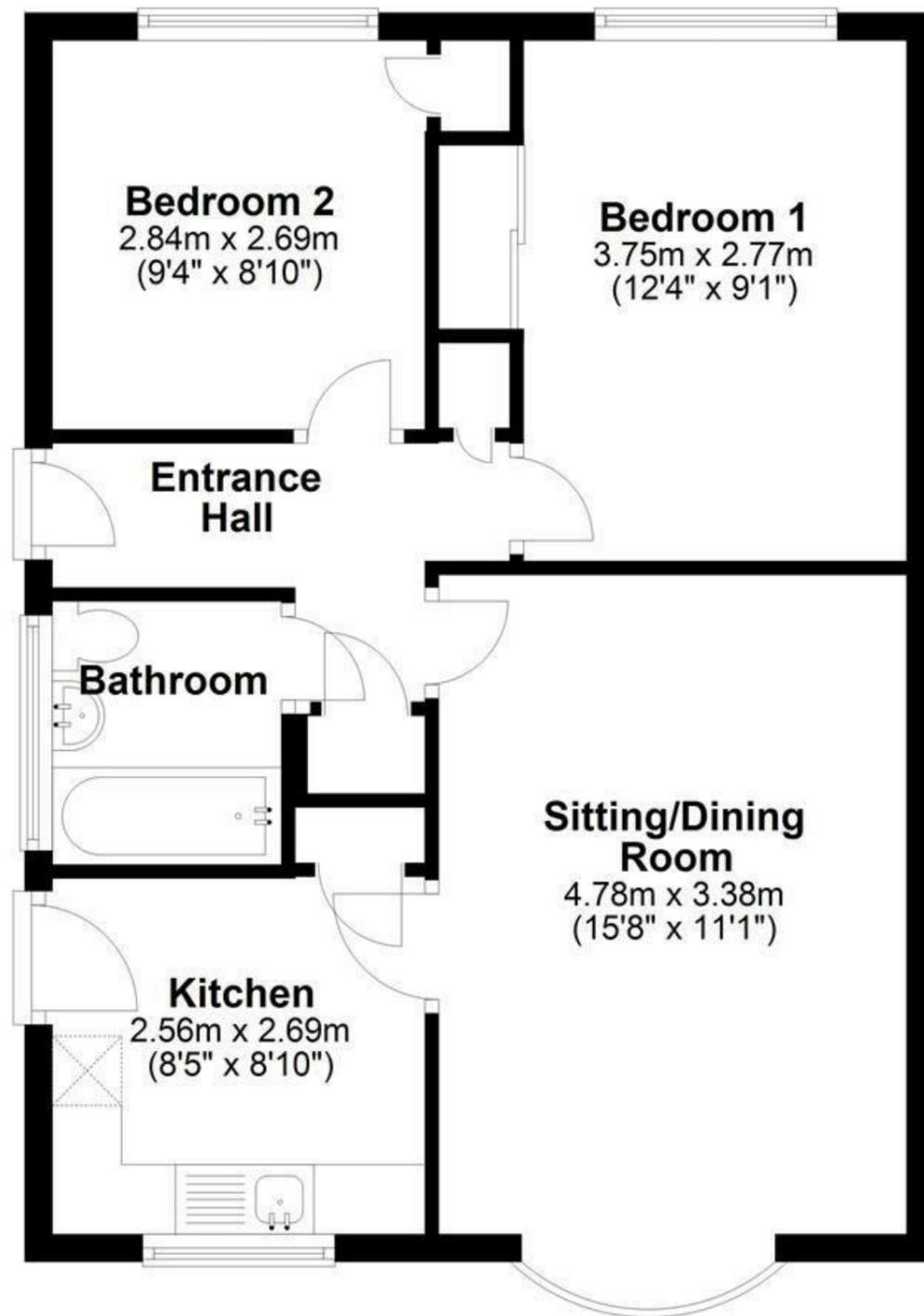


Floor Plan

Approx. 53.5 sq. metres (575.7 sq. feet)



Total area: approx. 53.5 sq. metres (575.7 sq. feet)

Restways
High Street
Gillingham
Dorset
SP8 4AA

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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selling and letting properties



Cordery Gardens
Gillingham

Asking Price
£228,000

Lovely Home with Lots of Potential - No Onward Chain:-

Located in a sought-after neighbourhood of similar homes, this modern semi-detached bungalow is bursting with potential and ready for its next chapter. Perfectly placed, you'll find everyday essentials just a short stroll away—a handy Co-Op, the local chippy, and even a welcoming pub that serves food—while the town centre and rail station are within easy reach. For those who love the outdoors, glorious country and riverside walks are right on the doorstep.

Step inside and you'll discover a bright, well-proportioned home that feels instantly comfortable. The spacious sitting/dining room, complete with a large bow window and a charming feature fireplace, makes a wonderful heart to the home, and is perfect for relaxing and entertaining. The kitchen offers scope to reconfigure and create your dream layout, while the two generous double bedrooms—each with built-in wardrobes—provide restful retreats. A well-sized bathroom and excellent storage add to the practicality.

But it's the possibilities that truly make this property shine. With potential to extend to the side and rear (subject to planning), you can easily tailor the space to suit your needs. Outside, a large private, sunny garden offers a peaceful retreat and plenty of room for relaxing, gardening, or entertaining, while a garage and driveway for two cars tick all the boxes.

Offered with no onward chain, this is a standout opportunity—whether you're looking for an impressive first home, a smart downsizing move, or a project with exciting potential.

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The Property

Accommodation

Inside

The front door is located to the side of the bungalow and opens into a welcoming entrance hall with doors leading off to the bedrooms, bathroom and sitting/dining room. There is access to the loft space with a drop down ladder, fitted with light and some boarding, and houses the combination gas fired central heating boiler. You will also find two storage cupboards - one could be used for coats, boots and shoes. The combined sitting and dining room has ample room for a table and chairs as well as for a settee and armchairs. The bow window enjoys a view over the front garden and there is a feature fireplace with coal effect electric fire that provides a focal point within the room.

From the sitting/dining room there is a door into a good sized kitchen with a window overlooking the front garden plus a door that opens to the outside. It is fitted with a range of floor cupboards with drawers and eye level cupboards. There is a good amount of work surfaces and a stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. You will find plumbing for a washing machine, space for a slot in cooker and for a fridge/freezer. There is also a useful built in pantry cupboard. Many properties, similar to this one, have covered up the external door to provide addition work surface/cupboard space.

For practicality, the floor is laid in a vinyl.

Both the bedrooms are generously sized doubles that overlook the rear garden and have built in wardrobes. The bathroom is fitted with a WC, pedestal wash hand basin and a bath with an electric shower above. For practical reasons, the floor is laid to vinyl.

Outside

Parking and Garage

These are located to the side of the front garden. The drive provides parking for two standard cars and leads up to the garage. This has an up and over door, and measures 4.75 m x 2.41 m/15'7" x 7'11".

Gardens

The front garden is laid to lawn with the bungalow sitting far back from the pedestrian pavement. A metal gate opens to the side of the property where a path leads to the kitchen door and then to the main front door. This area is partly under cover and has space for bins plus a large timber shed, which has light and power (3.56 m x 1.75 m/11'8" x 5'9"). The path continues through to the rear garden.

The rear garden is generously sized and enjoys a good amount of sunshine throughout the day. It is mainly laid to lawn with deep borders that are stocked with plenty of mature shrubs and flowers. The garden enjoys a high degree of privacy, not overlooked and offers a peaceful retreat.

Useful Information

- Energy Efficiency Rating D
- Council Tax Band C
- uPVC Double Glazing
- Gas Fired Central Heating from Combination Boiler (sited in the loft space)
- Mains Drainage
- Freehold

Location and Directions

Gillingham is a vibrant market town in North Dorset, offering a wonderful blend of rural charm and modern convenience. Surrounded by rolling countryside yet well-connected by a mainline railway station with direct services to London Waterloo, it's an increasingly popular choice for families and commuters alike. The town features a good range of everyday amenities, local shops, doctors and leisure facilities and excellent schooling for all ages. Postcode - SP8 4RJ
What3words - ///respected.storage.ballots

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.