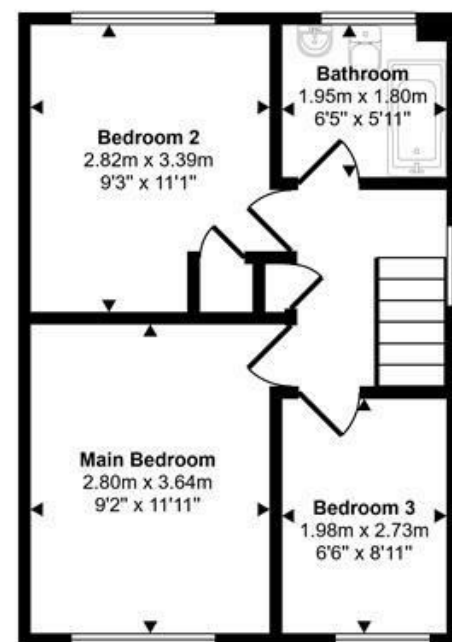




Ground Floor
Approx 35 sq m / 382 sq ft



First Floor
Approx 35 sq m / 380 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.



Morton • New

selling and letting properties



Chestnut Way
Gillingham

Asking Price
£265,000

Situated in a quiet cul de sac in Gillingham, this three bedroom semi-detached house is within walking distance of a popular primary school and everyday amenities, and represents a fantastic opportunity for a purchaser looking to put their own stamp on a property. Offered for sale with the benefit of no onward chain.

The property offers scope to improve and enhance throughout and benefits from a solar array with battery storage, and an impressive energy efficiency rating of A. The ground floor offers a generous open plan sitting and dining room with double doors leading out to the rear garden and a doorway leading through to the kitchen. The kitchen has a window overlooking the garden and a door leading out to the patio area. On the first floor there are three bedrooms, the main bedroom and bedroom two being good sized doubles, bedroom two benefitting from built-in wardrobe space, together with a family bathroom.

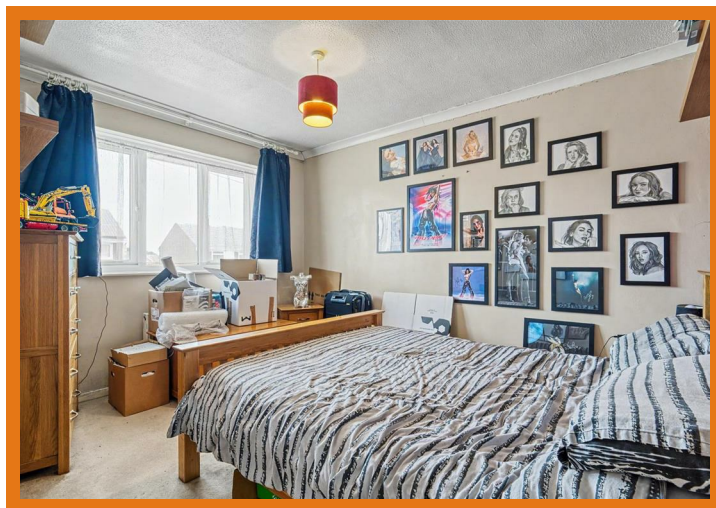
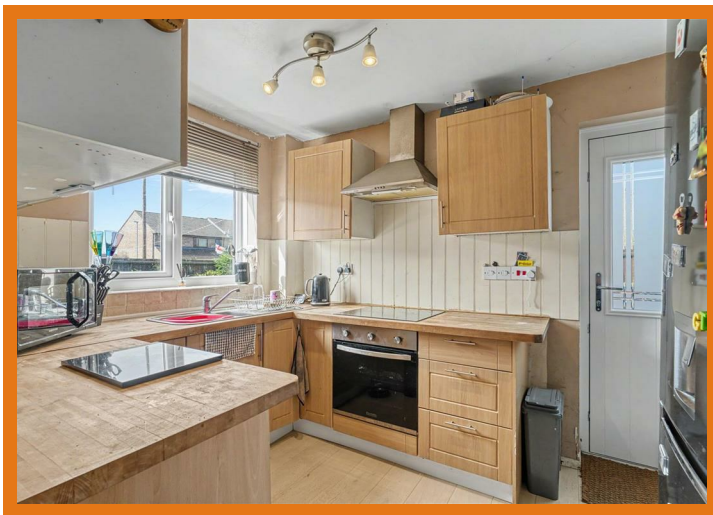
Outside, the rear garden enjoys a southerly aspect and is enclosed, with a large patio area and a lawn. There is a garage accessed from the bottom of the garden and off road parking for three cars. Previous planning permission was granted for a two storey extension and there is further scope to extend to the side, offering exciting potential for the future subject to the necessary consents.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	100% 100%
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(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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The Property

Inside

Ground Floor

The front door leads through to a wonderfully generous open plan sitting and dining room, a bright and inviting space with double doors opening directly out to the rear garden. A doorway connects through to the kitchen, fitted with a range of cupboards with laminate worksurfaces, a built-in oven and hob and space for further white goods. A window overlooks the garden and a door leads out to the patio area, with scope to modernise and put a personal stamp on the space.

First Floor

Stairs rise to the landing, giving access to all three bedrooms and the family bathroom. The main bedroom and bedroom two are both good sized doubles, bedroom two benefitting from built-in wardrobe space, while bedroom three is a well proportioned single room. The family bathroom serves all three bedrooms.

Outside

Garden

Fully enclosed and enjoying a sunny southerly aspect, the rear garden has a generous patio area abutting the property with a lawn beyond. A pedestrian door at the bottom of the garden leads through to the garage, and the plot also benefits from space to the side offering potential for further development, subject to the necessary consents. A modern solar array sits discreetly on the rear roof of the property.

Parking

A garage and off road parking for three cars are available.

Useful Information

Energy Efficiency Rating A
Council Tax Band C
Solar Array with Battery Storage
Mains Drainage
Gas Fired 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 4RT

What3words ///liners.appraised.labs

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