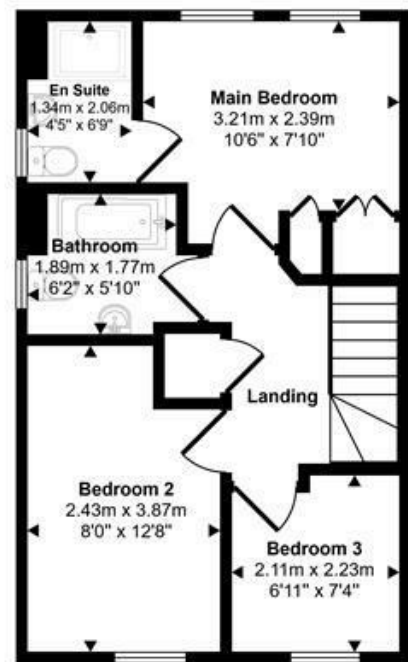


Ground Floor
Approx 36 sq m / 392 sq ft



First Floor
Approx 38 sq m / 404 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.



Great Barton Hill Road
Gillingham

Guide Price
£310,000

A beautifully presented three bedroom semi-detached house situated on the edge of Gillingham, within walking distance of the town centre and local primary schools. Offered for sale with the benefit of no onward chain.

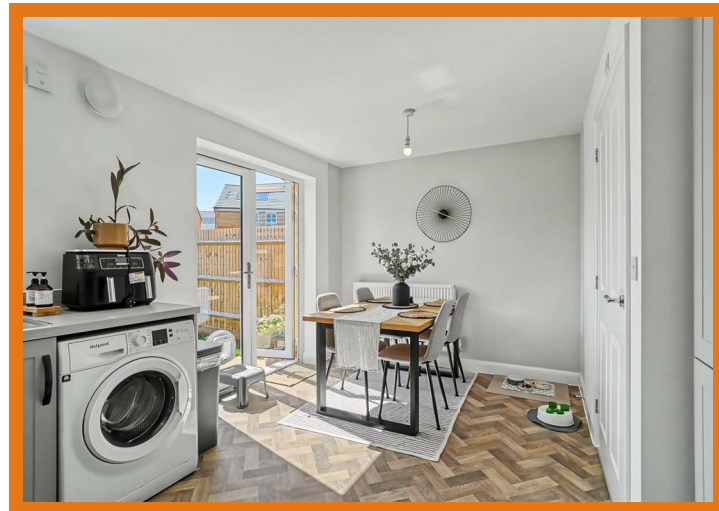
Built around two years ago and designed to a high standard throughout, the property benefits from approximately eight years of NHBC warranty remaining, together with an upgraded kitchen, flooring and built-in wardrobes. The ground floor offers an entrance hall, a modern kitchen diner with double doors leading to the rear garden, a generous sitting room and a downstairs WC/cloakroom. On the first floor there are three bedrooms, the principal benefitting from the upgraded built-in wardrobe storage and an en-suite shower room, together with a family bathroom.

Outside, the rear garden enjoys a south westerly aspect and is enclosed, with a patio area and a lawn offering a blank canvas for a keen gardener. There is parking for two cars to the side of the property and an EV charging point.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		91	91
(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	



The Property

Inside

Ground Floor

The front door opens into the hallway with a downstairs WC/cloakroom, leading through to the sitting room, a good sized and well proportioned space. Leading off the sitting room is the kitchen diner, modern and well appointed, fitted with a range of shaker floor and eye-level cupboards with laminate worksurfaces, an integrated dishwasher and fridge freezer and space for a washing machine. Double doors lead out to the rear garden, with plenty of space for dining and entertaining.

First Floor

Stairs rise to the landing, giving access to all three bedrooms and the family bathroom. The principal bedroom is a well proportioned double benefitting from built-in wardrobe storage and an en-suite shower room. Bedroom two is also

a good sized double, while bedroom three is a further well proportioned room. The family bathroom serves the remaining bedrooms.

Outside

Garden

The rear garden enjoys a south westerly aspect and is fully enclosed. Laid with a patio area and a lawn, there is plenty of scope for a keen gardener to put their own stamp on the space. A gate leads through to the parking area.

Parking

Parking for two cars is available to the side of the property, together with an EV charging point.

Useful Information

Energy Efficiency Rating B
Council Tax Band C
Gas Fired Central Heating
Mains Drainage
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 4AF
What3Words
///ketchup.wonderfully.ourselves

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.