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Ivy Close
Gillingham

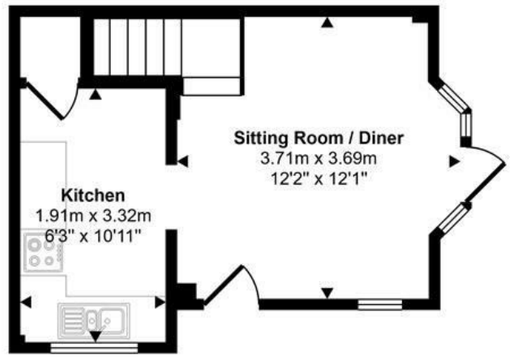
Offers In Excess Of
£160,000

Tucked away down a quiet footpath, yet within easy reach of the town centre, schools and the mainline railway station, this charming one bedroom cluster house offers its own private garden and allocated parking, and is presented to the market with the bonus of no onward chain. This would make an ideal first home, a perfect downsize, or a great addition to an investor's portfolio.

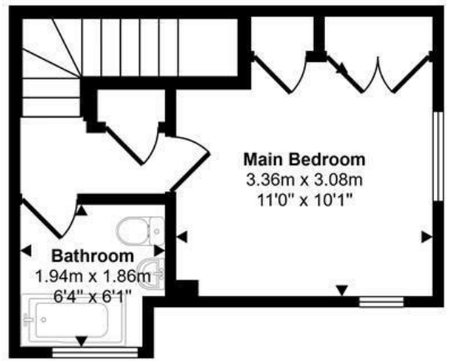
The accommodation is well laid out over two floors. On the ground floor there is a bright sitting/dining room with French doors set within a bay opening out onto the garden, along with a separate kitchen which offers scope to update to one's own style and taste. Upstairs, the large double bedroom benefits from built-in wardrobes and a double aspect, together with a bathroom. Outside, the private and low maintenance rear garden is fully enclosed, mostly laid to lawn with mature flower beds, and has side access out onto the shared pathway. There is also one allocated parking space in the car park in front of the properties.

Gillingham is a well regarded Dorset town, offering a wide range of everyday amenities including supermarkets, independent shops, schools and leisure facilities. The town also benefits from a mainline railway station with direct services to London Waterloo and Exeter St Davids, making the location particularly convenient for commuters and those needing wider transport links.

Approx Gross Internal Area
43 sq m / 458 sq ft

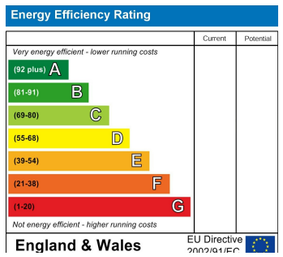


Ground Floor
Approx 22 sq m / 231 sq ft



First Floor
Approx 21 sq m / 226 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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The Property

Inside
Ground Floor
The front door opens into the sitting/dining room, a light and comfortable room with coving, a ceiling fan light and ample space for both seating and dining furniture. A particular feature is the bay to the rear, with French doors opening directly out onto the garden. This brings in lovely natural light and makes the most of the outlook, and a further window to the side adds even more light. The stairs rise from the sitting/dining room to the first floor. The kitchen is fitted with a range of floor and eye level units with wood effect work surfaces, a tiled splash back with mosaic tile detailing, and a stainless steel sink and drainer set beneath the window. There is space for a freestanding cooker with an extractor hood over, along with space for further appliances. The kitchen offers a purchaser the opportunity to update and enhance to their own taste.

First Floor
The stairs rise to the landing, which has a useful storage cupboard. The main bedroom is a particularly large double room, enjoying a double aspect with windows to two sides. It benefits from built-in double wardrobes, providing excellent storage. The bathroom is fitted with a suite consisting of a bath, a WC and a wash hand basin.

Outside
Garden
One of the highlights of this home is the private, low maintenance rear garden, which is fully enclosed by timber fencing. A paved patio area directly outside the French doors is perfect for sitting out and enjoying the sunshine. The garden is mostly laid to lawn and edged by mature flower beds and shrubs, with a raised bed adding further interest. A gate at the side gives access out onto the shared pathway. Truly a lovely space to relax in, without the upkeep of a larger garden.

Parking
There is one allocated parking space in the car park in front of the properties.

Useful Information
Energy Efficiency Rating D
Council Tax Band A
Gas Central Heating
uPVC Double Glazing
Mains Drainage
Freehold
No Onward Chain

Location and Directions
Gillingham is a well-served North Dorset town offering a range of independent shops, supermarkets, schools, healthcare facilities and leisure amenities. The mainline railway station provides direct links to London Waterloo and the West Country, making it particularly attractive for commuters. Surrounded by beautiful Dorset countryside, the area also offers excellent walking routes and rural views, combining town convenience with access to open green space.

Postcode - SP8 4UD

What3Words - prime.stub.buzz

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