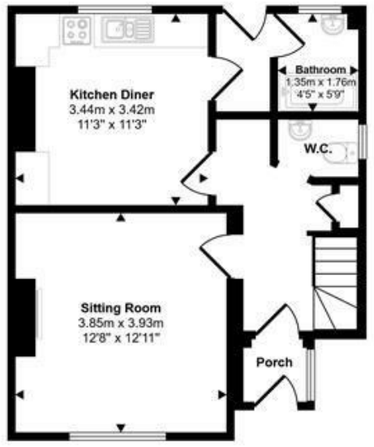
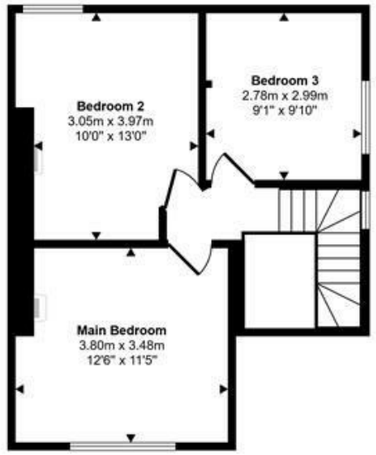
Approx Gross Internal Area
90 sq m / 974 sq ft



Ground Floor
Approx 44 sq m / 478 sq ft



First Floor
Approx 43 sq m / 462 sq ft

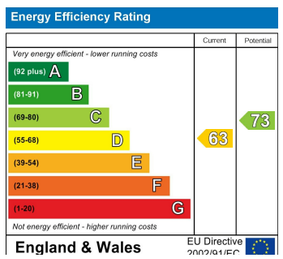


Storage Room
Approx 3 sq m / 34 sq ft

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.

Restways
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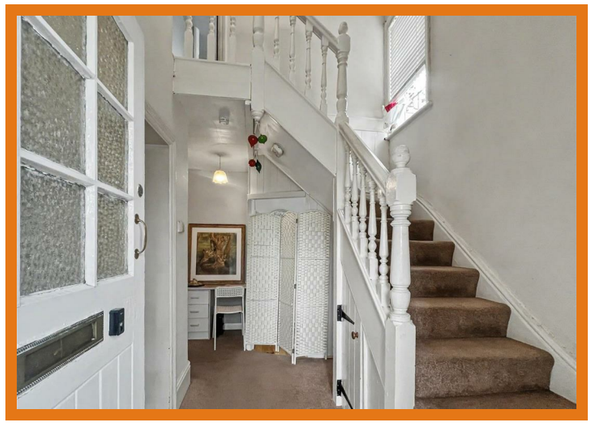
Offered with No Onward Chain, this charming three-bedroom character home sits on a good sized plot just a stone's throw from Gillingham's mainline railway station. Highlights include an impressive double height entrance hall, original fireplaces and doors, a newly fitted bathroom and a brick outhouse with electricity. It is set within a conservation area, close to the town centre, shops and local schools, which makes it a superb town location.

Built in 1914 of traditional red Gillingham brick as one of a pair of workers' houses, the property has had various repairs and redecoration since the current owner bought it around three years ago. Downstairs there is a porch, an entrance hall, a light-filled sitting room with a feature fireplace and a kitchen dining room, both with exposed pine flooring. A lobby off the kitchen leads to the bathroom and a separate cloakroom. Upstairs there are three bedrooms, two of them doubles. Outside, there is a lawned front garden and a private rear patio.

New Road enjoys a convenient position within Gillingham, close to the town centre and its range of amenities, as well as local schools. The mainline railway station is just moments away, with services to London Waterloo and Exeter St Davids, which makes the location particularly convenient for commuters and those needing wider transport links.

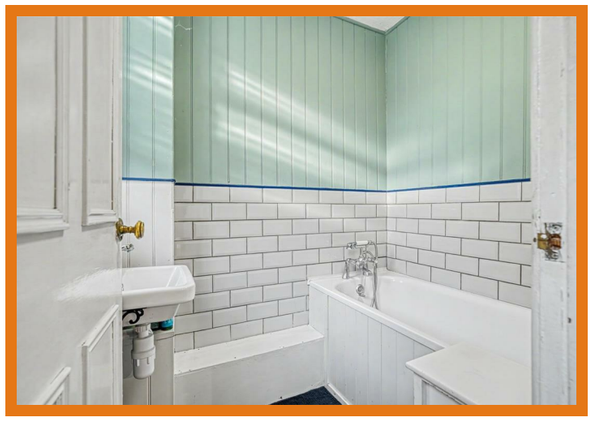












The Property

Inside
Ground Floor
The property is approached via a pathway over the neighbouring property, leading into the front garden and up to the porch. The front door opens into an impressive double height entrance hall. Stairs rise to the first floor with the boiler housed beneath, and original doors lead off to the sitting room and kitchen dining room. The sitting room is a generous room full of character, with large windows to the front letting in plenty of natural light. A feature fireplace with tiled inset and surround forms a lovely focal point, alongside an arched alcove and exposed pine flooring. The kitchen dining room is fitted with a range of wooden floor and eye level units with work surfaces, a tiled splashback and a sink set beneath the window. There is space for a cooker, a washing machine and further appliances, along with room for a dining table and exposed pine flooring. A lobby off the kitchen leads to the newly fitted bathroom and a separate cloakroom.

First Floor
Stairs rise to the landing with doors leading off to all three bedrooms. The main bedroom is a good sized double room overlooking the front garden. It has a Victorian cast iron fireplace and exposed, painted floorboards. Bedroom two is a further double room with a feature fireplace, both bedrooms two and three have exposed beams adding to the character. Bedroom three is a well proportioned room with a window to the side and access to the loft.

Outside
Gardens
The front garden is a generous lawned area, with side access leading round to the rear of the property. The rear garden is laid to a private paved patio, ideal for outdoor seating. There is also a brick outhouse with electricity, providing useful storage. A gate at the end of the garden gives access to the bridge. Truly a good sized plot to enjoy.

Parking
There is on road parking only.

Useful Information
Energy Efficiency Rating D
Council Tax Band B
Gas Central Heating
uPVC Double Glazing
Mains Drainage
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. New Road is close to the town centre and just a stone's throw from the mainline railway station, which provides 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 4JQ

What3words – because.organic.lotteries

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.