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Edith Court
Gillingham

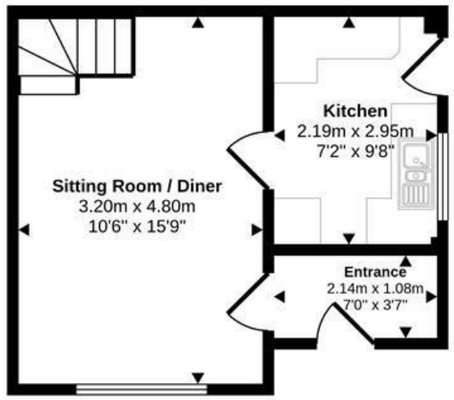
Guide Price
£170,000

A one bedroom cluster house set in a quiet cul de sac, offered for sale with the bonus of no onward chain. Built in the late 1980s, the property has the benefit of an en suite bathroom to the bedroom and driveway parking to the side. It makes a perfect first step onto the property ladder or an excellent investment opportunity.

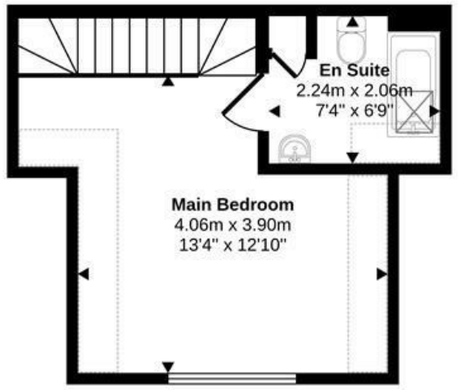
The accommodation is laid out over two floors. On the ground floor there is a sitting room with stairs rising to the first floor, and a kitchen with a door out to a raised patio. Upstairs, a generous landing leads to the double bedroom with its own en suite bathroom. The property has gas central heating throughout and gives a new owner the chance to put their own stamp on it. Outside, there is a front garden which could be enclosed, a raised patio off the kitchen and driveway parking for one car.

The property is tucked away in a quiet cul de sac, yet is within easy walking distance of Gillingham town centre and all its amenities. There is a shop close by, local schools are within reach, and the main line railway station serves London Waterloo and Exeter St Davids. This is a fabulous opportunity to purchase a home in a convenient town location, and a viewing is highly recommended.

Approx Gross Internal Area
47 sq m / 508 sq ft



Ground Floor
Approx 25 sq m / 269 sq ft



First Floor
Approx 22 sq m / 239 sq ft

Denotes head height below 1.5m

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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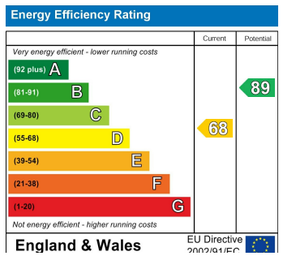





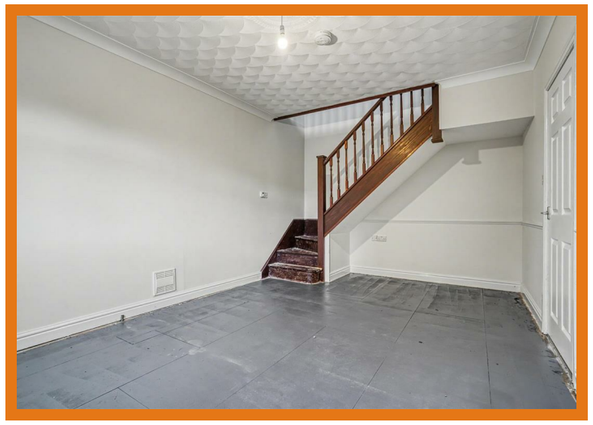



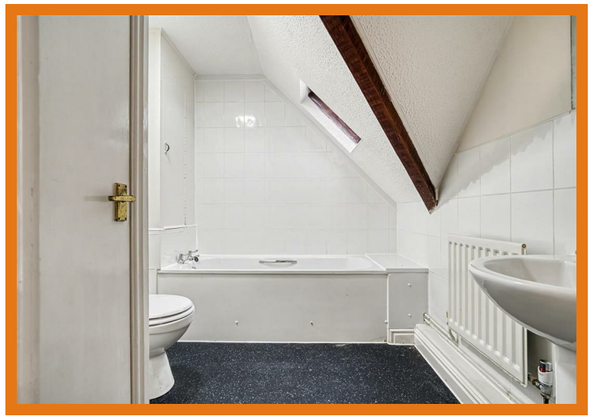

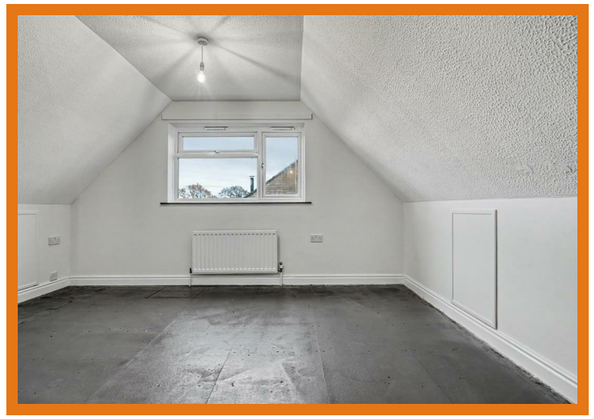

The Property

Inside

Ground Floor

The front door opens straight into the sitting room, a good sized reception room with a window to the front and stairs rising to the first floor. From here a door leads through to the kitchen, which is fitted with a range of wood fronted wall and base units with contrasting work surfaces, a sink and an extractor hood, along with space for appliances. A door from the kitchen opens out onto the raised patio, making it easy to step outside.

First Floor

Stairs rise to a generous landing with a window and sloping ceilings, offering space for a desk or home office area. The bedroom is a comfortable double room with a window and eaves storage. One of the highlights of this home is the en suite bathroom to the bedroom, fitted with a bath, wash hand basin and WC, with a roof light above.

Outside

Garden

To the front of the property is a garden which could be enclosed to create a more private outside space, subject to any necessary consents. Off the kitchen is a small raised patio area with room for a table and chairs, which also provides a useful space for storing bins and garden equipment.

Parking

A driveway to the side of the property provides off road parking for one car.

Useful Information

Energy Efficiency Rating D
Council Tax Band B
Gas Central Heating
Double Glazed Windows
Mains Drainage
Freehold
No Onward Chain
The property is being sold as seen

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. Chaffinch Chase is in a quiet position on the edge of the estate, with a green and play area within walking distance, and the town centre, schools and mainline railway station all within easy reach on foot. The station 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.

Postcode - SP8 4PN

What3Words - trail.relies.liner

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