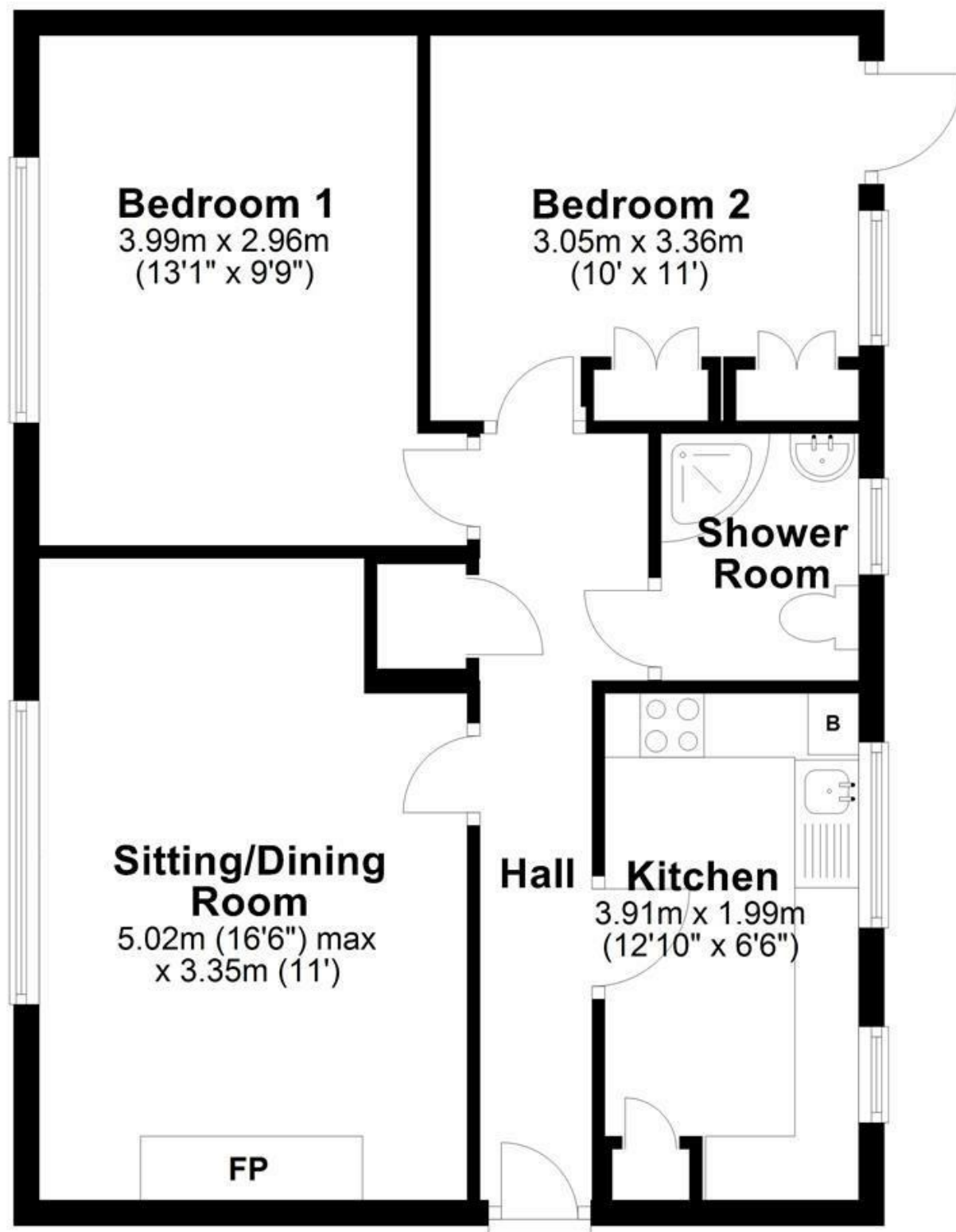


Floor Plan

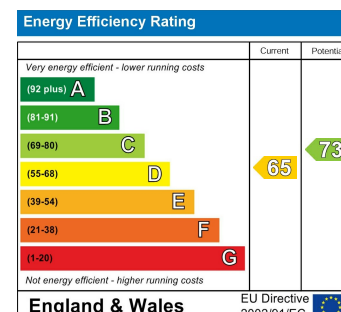
Approx. 58.5 sq. metres (630.2 sq. feet)



Total area: approx. 58.5 sq. metres (630.2 sq. feet)

Restways
High Street
Gillingham
Dorset
SP8 4AA

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



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Hyde Road
Gillingham

Asking Price
£100,000

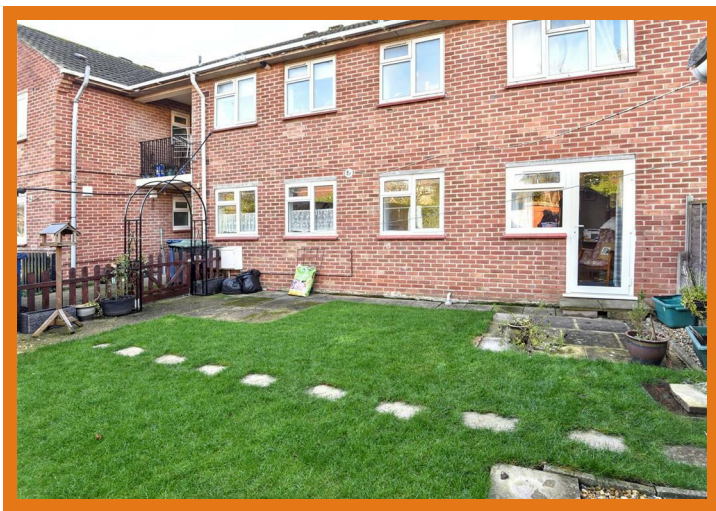
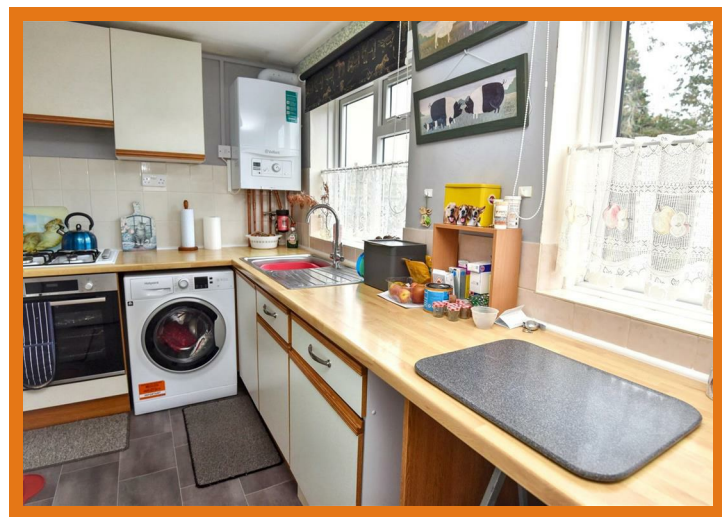
Discover this bright, spacious ground-floor apartment offering around 630 sq. ft (58.5 sq. m) of comfortable living space, perfectly positioned at the end of a peaceful cul-de-sac. With two generous double bedrooms, private gardens, and plenty of scope to add your own style, this is a home that truly stands out.

Step inside to find a welcoming sitting room with ample space for both relaxing and dining, a good-sized kitchen, and a modern shower room. The property has been well maintained throughout, featuring a new combination boiler and new carpets installed within the last 18 months. Bedroom two enjoys direct access to the garden, creating an effortless indoor-outdoor flow.

Set close to beautiful country and riverside walks, yet within easy reach of the town centre, the location offers the best of both worlds. There is also plenty of on-road parking conveniently close to the apartment.

Whether you're a first-time buyer, looking to downsize, seeking a lock-up-and-leave UK base, or searching for a strong rental investment, this appealing apartment offers versatility, comfort, and an inviting opportunity to make it your own.

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The Property

Accommodation

Inside

The property is approached from the cul de sac onto a path that leads to the main entrance. To one side of the path there is the flat's front garden. A door opens into the communal hall, which has stairs rising to the first floor and door leading out to the rear. The flat's own front door opens into a welcoming entrance hall with doors leading off to all the accommodation. There's also a useful storage cupboard.

The sitting room overlooks the front garden and has ample room for relaxing and dining. Adding a focal point to the room, is a feature fireplace.

The kitchen enjoys an view over the rear garden and is fitted with a range of units consisting of floor cupboards with drawers and eye level cupboards plus built in larder cupboard, plus there is the wall mounted combination boiler. You will find a good amount of wood effect work surfaces with tiled splash back and stainless steel sink and drainer with mixer tap. Built in electric oven and gas hob with extractor hood above. Space for an under counter fridge

and for a washing machine. For practicality, the floor is laid to vinyl.

There's two double bedrooms - the main looks out over the front garden and the second bedroom offers flexible usage - work from home space, hobbies room and a bedroom. There is a door that opens out to the rear garden.

The shower room is fitted with a modern suite consisting of low level WC with dual flush facility, pedestal wash hand basin and corner shower cubicle with electric shower, and for practicality, the floor is laid in a vinyl.

Outside

Gardens
The front garden is laid to lawn and enclosed by wire fencing. The rear garden is accessed from the communal entrance hall via a door that opens to a paved area where there is a purpose built storage shed and gate that opens to the flat's garden. This is a good size with a paved seating area to the back of the building, lawn and beds. There is also a timber garden shed.

Useful Information

Energy Efficiency Rating D

Council Tax Band A
uPVC Double Glazed Windows
Gas Fired Central Heating from a Combination Boiler - Newly installed
Mains Drainage
Leasehold (see important information)
No Onward Chain

Important Information

Term of Lease.....125 years from 20th March 1995
Unexpired Term of Lease...95 years
Service Charge and Ground Rent...£61.83 per month (£10 is ground rent)
Sovereign Housing Association own the freehold

Location and Directions

Gillingham is a vibrant market town in North Dorset, offering a wonderful blend of rural charm and modern convenience. Surrounded by rolling countryside yet well-connected by a mainline railway station with direct services to London Waterloo, it's an increasingly popular choice for families and commuters alike. The town features a good range of everyday amenities, local shops, doctors and leisure facilities and excellent schooling for all ages.

Postcode - SP8 4DD
What3words - ///reflected.arrow.signature

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.