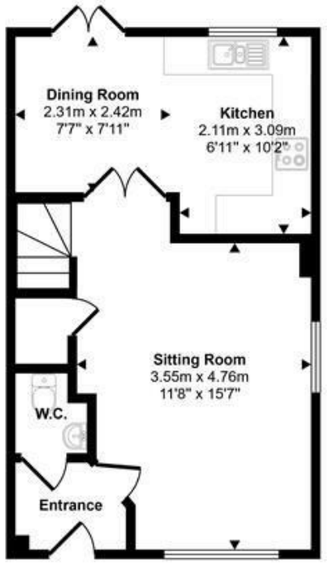
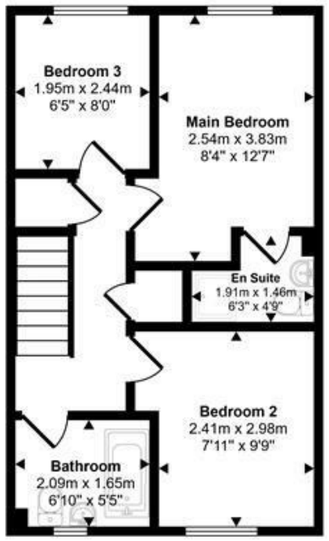
Approx Gross Internal Area
74 sq m / 795 sq ft




Ground Floor
Approx 37 sq m / 395 sq ft

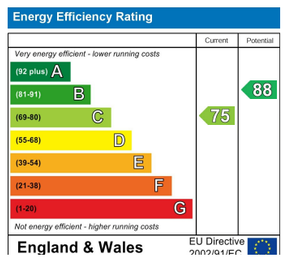



First Floor
Approx 37 sq m / 401 sq ft

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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**Gillingham**
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**SP8 4AA**

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# Morton • New

selling and letting properties



Wren Place
Gillingham

Asking Price
£280,000

A well presented three bedroom home offering good sized accommodation, a useful converted garage and an enclosed rear garden, situated within a popular residential area of Gillingham and within easy reach of the town's amenities and mainline railway station.

The property has been improved by the current owner and is presented in a smart and well maintained condition throughout. Improvements have included updating the kitchen, redecorating throughout, fitting new light fittings and carrying out works to the garden. The former utility room has also been changed to provide a useful downstairs cloakroom.

The accommodation is well suited to both family living and those looking for space to work from home. On the ground floor there is a good sized dual aspect sitting room, kitchen/dining room and cloakroom, while upstairs there are three bedrooms, the main bedroom benefiting from an en-suite shower room, together with the family bathroom. There is also plenty of useful storage throughout the house.

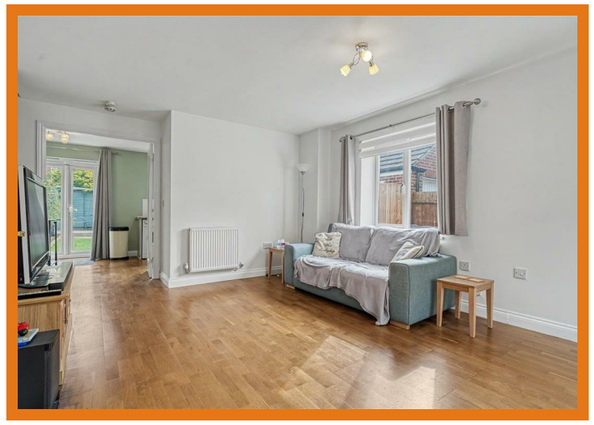
Outside, the property benefits from an enclosed rear garden which has been levelled and improved with new fencing and additional beds. To the side there is driveway parking for two vehicles and access to the converted garage, which provides an excellent additional space suitable for a home office, studio, gym or hobby room.

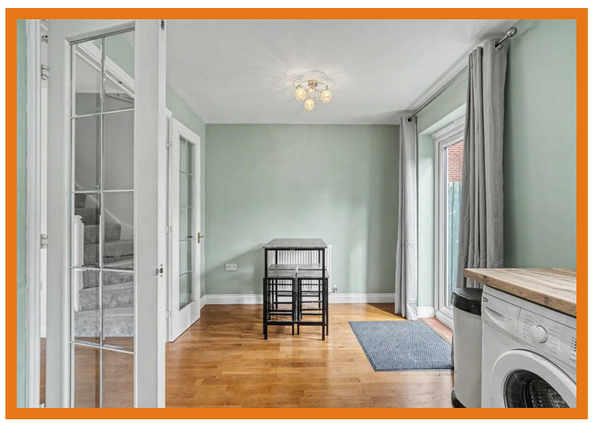
An early viewing is strongly recommended to appreciate the accommodation, outside space and convenient location this home has to offer.

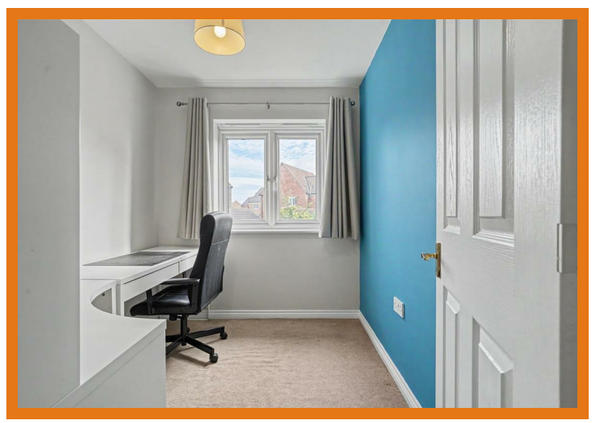












**The Property**

**Inside**
Ground Floor
The front door opens into the entrance hall with stairs rising to the first floor and doors leading to the principal ground floor rooms. The sitting room enjoys a double aspect, creating a bright and comfortable living space, with useful storage beneath the stairs as well as a further built-in cupboard. The kitchen/dining room provides plenty of space for a dining table and is fitted with a range of floor and eye level cupboards, complemented by new laminate work surfaces, a built-in oven, new hob and extractor. Plumbing has also been added to accommodate both a washing machine and dishwasher within the kitchen. Completing the ground floor accommodation is a useful cloakroom with WC and wash hand basin.
First Floor
On the first floor, the landing gives access to three well proportioned bedrooms together with the family bathroom. The principal bedroom is a good sized double and benefits from an en-suite shower room, while the second bedroom is also a double and the third is a good sized single which could equally suit use as a study. The family bathroom is fitted with a bath with mains shower over, pedestal wash hand basin and WC, while the landing also provides an airing cupboard and further useful storage.

**Outside**
Garden
The rear garden is fully enclosed and enjoys a great degree of privacy, creating a pleasant and secure outside space. It is arranged with areas of artificial lawn, planted beds and seating areas, providing a practical garden for relaxing, entertaining or for children and pets to enjoy. A pathway runs through the garden and a side gate provides access to the driveway and garage.

Parking and Converted Garage
To the side of the property there is a driveway providing off-road parking for two vehicles. The former garage has been converted to create a useful and versatile additional room with electricity, finished with wooden flooring and spotlights, making it ideal as a home office, studio, gym or hobby room.

**Useful Information**
Energy Efficiency Rating C
Council Tax Band C
UPVC Double Glazing
Gas Fired Central Heating
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. 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 4WE
What3words - stag.flesh.blackbird

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.