

63 The Meadows

Gillingham, SP8 4SP



**WOOLLEY
& WALLIS**

Guide Price £195,000

A perfect first-home or 'buy-to-let' property presented in good order and with the benefit of no onward chain.



The Property at a Glance

- Two double bedrooms
- Garden
- Allocated parking
- No onward chain
- Close to amenities
- Ideal first home

Property

We are pleased to offer for sale this mid-terrace property with no onward chain. The property is situated in a popular residential area close to fields and the towns' amenities. Presented in good order, the property offers two double bedrooms and a family bathroom on the first floor and a good size kitchen / diner and sitting room on the ground floor. On the rear of the property is a part brick, part glazed lean-to which is ideal for storing coats, shoes and toys. There is parking for two vehicles outside the property and the rear garden is low maintenance with a useful timber shed.





The Situation

Gillingham offers services to cater for most everyday requirements including Waitrose, Asda and Lidl supermarkets, pharmacy, bank, post office, doctors' surgery, pubs and cafes. Gillingham enjoys a mainline railway station serving London Waterloo (2 Hours) and the West Country and is located just 4 miles from the A303 giving road access to the South West and London via the M3, whilst the A350 provides access to the coast. For more diverse shopping and hospitals, the towns of Yeovil and Salisbury are 30 – 45 minutes by car. The area provides a number of highly regarded state and independent primary and secondary schools and numerous leisure activities are on offer at the local leisure centre as well as golf, horse riding, cycling rugby and football clubs in the vicinity. There are lovely countryside walks and places of interest to visit right on the doorstep.

Services

Mains water, drainage, gas and electricity are connected to the property.

Council Tax

Dorset Council Tax B

EPC: C

Directions

Post code: SP8 4SP

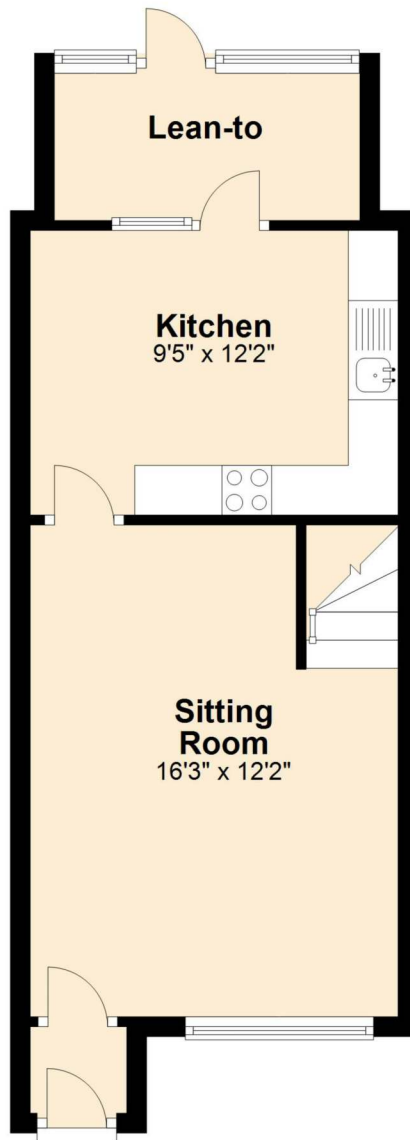
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From the centre of Gillingham, head onto New Road at the traffic lights on the railway bridge. Follow the road round the bend and take the second left, Take the second left again onto The Meadows. Take the first right and the property is on the right.



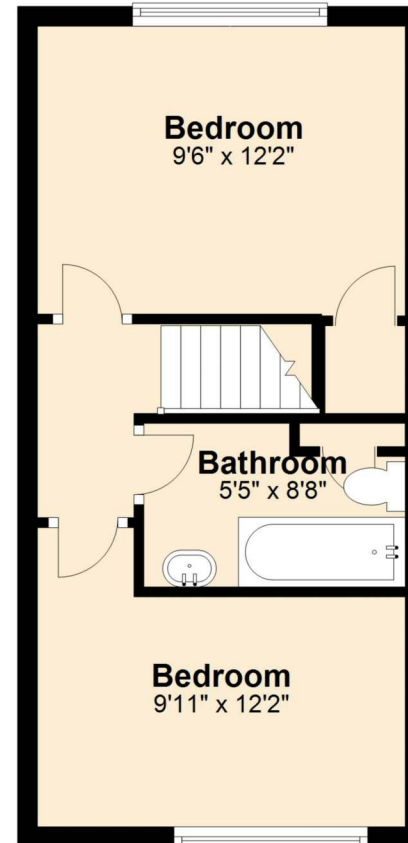
Ground Floor

Approx. 378.3 sq. feet



First Floor

Approx. 321.4 sq. feet



Total area: approx. 699.7 sq. feet

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in March 2024