



5 Ivy Close, Gillingham, Dorset, SP8 4UD



**A 1 Bedroom Coach House With Single Garage Situated In The Wyke Area Of Gillingham. The Property Benefits From A Rear Garden, Parking & No Forward Chain**

**Lobby** - Wooden door with obscure glazed panels to front, stairs to first floor

**Living/Dining Room 16'0" (4.88m) x 12'3" (3.73m)**- Dual aspect windows to front and rear aspects, TV point, telephone point, 2 radiators, laminate flooring

**Kitchen 7'10" (2.39m) x 7'3" (2.21m)**- Range of base and wall units providing cupboard and drawer storage, work-surfaces with tiled splash-backs, 1 1/2 bowl sink with drainer and mixer tap, space and plumbing for washing machine, gas point for cooker with extractor hood over, space for fridge/freezer, wall mounted gas boiler, window to front aspect. laminate flooring

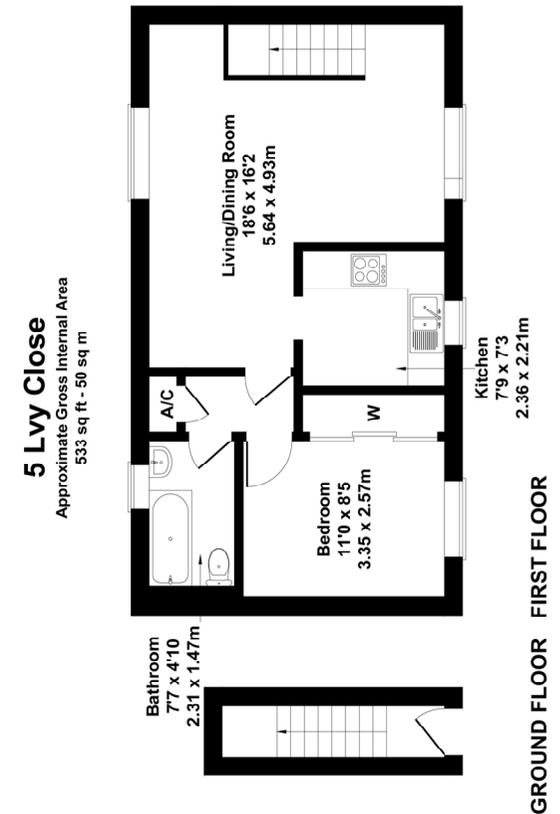
**Inner Hallway** - With airing cupboard housing hot water tank and shelving, smoke alarm, radiator

**Bedroom 11'1" (3.38m) x 8'6" (2.59m)**- Built in triple wardrobes, window to front aspect, radiator, laminate flooring.

**Bathroom** - White suite comprising panelled bath with shower with mixer tap and attachment over, low level WC, pedestal wash hand basin, tiled splash-backs, shaver point, radiator, obscure window to rear aspect, laminate floor, radiator

**Outside** - Fully enclosed rear garden accessed by side gate, predominately laid to lawn with shrub borders. patio area, single garage with up and over door, light and power, parking to front

£185,000 Freehold



Not to Scale. Produced by The Plan Portal 2023  
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EPC Rating - TBC

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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