



WELDONS  
SALES & LETTINGS  
FOR SALE

Harwin, Gillingham

£325,000





### Description

Introducing this recently modernised, detached property in the desirable location of Gillingham, Dorset.

Situated within level walking distance to local amenities, this stunning home boasts 4 bedrooms, 1 bathroom, a downstairs cloakroom, utility room, dining room, sitting room, and garage and driveway parking.

With no onward chain, this property offers the perfect blend of comfort and convenience.

Don't miss the opportunity to view this beautiful home – contact us today to arrange a viewing.

### Energy Performance Rating

EPC Band – D

### Viewing Arrangements

By appointment only through Weldons.

### Local Authority

Dorset (North Dorset) - Band D



### **Services**

Water, Electric & Gas are believed to be mains connected.

### **Agent Note**

Double Glazed through-out  
Viewing essential.

### **Dimensions (Approx)**

Kitchen - 9'04 x 15'00  
Sitting room - 10'03 x 12'07  
Dining room - 11'03 x 11'07  
Utility room - 4'09 x 8'05  
Downstairs cloakroom - 4'06 x 3'00  
Bedroom 1 - 11'07 x 11'03  
Bedroom 2 - 11'06 x 10'01  
Bedroom 3 - 9'03 x 10'01  
Bedroom 4 - 10'01 x 9'02  
Family Bathroom - 5'09 x 6'02

### **Tenure**

Freehold.

### **Extra information**

The property is not in a conservation area.  
Satellite & TV Fibre available.  
Mobile & Broadband coverage - Superfast and Basic available.  
Flood risk - Very low.



### **Consumer protection from unfair trading regulations 2008.**

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

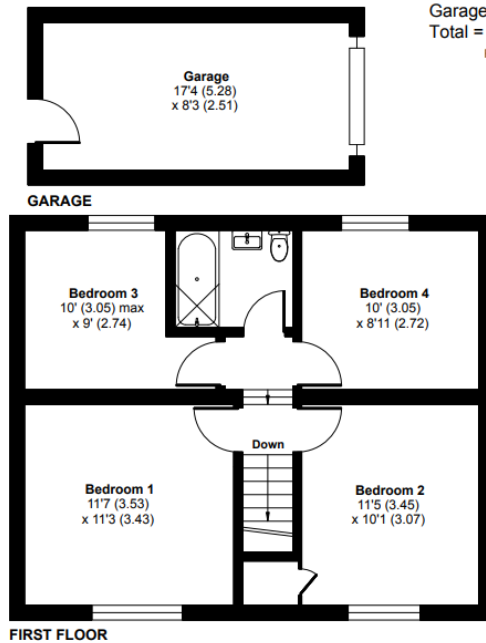
### **Money Laundering Regulations.**

1. Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Weldons Sales & Lettings has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Weldons Sales & Lettings has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

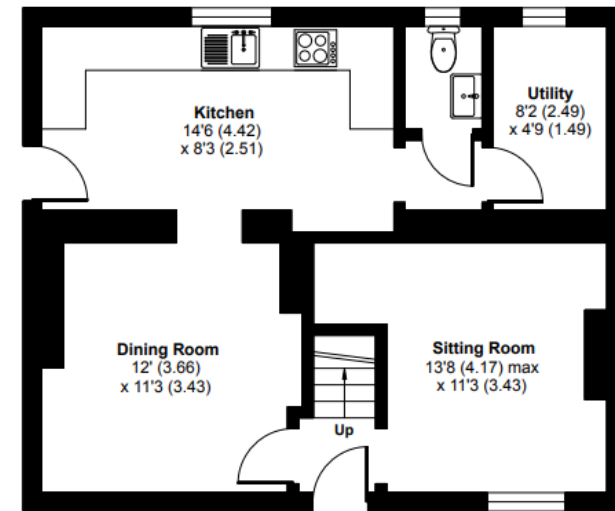
# FLOORPLAN

## Harwin, Peacemarsh, Gillingham, SP8

Approximate Area = 1086 sq ft / 100.8 sq m  
 Garage = 144 sq ft / 13.3 sq m  
 Total = 1230 sq ft / 114.1 sq m  
 For identification only - Not to scale



### FIRST FLOOR



### GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Weldons Sales & Lettings Limited. REF: 1140696