CHAFFERS
ESTATE AGENTS

Fairybridge Walk

Gillingham, SP8 4SE

A well presented two bedroom cluster house with garden, off road parking and garage, located in a popular residential area within easy distance to local shops, town centre and mainline train station (Exeter-London/Waterloo). EPC Band:- TBC

Guide Price £190,000 Freehold

Council Tax Band: B

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DESCRIPTION

A well presented two bedroom cluster house with garden, off road parking and garage, located in a popular residential area within easy distance to local shops, town centre and mainline train station (Exeter-London/Waterloo).

This delightful home offers accommodation arranged over two floors, all in good decorative order throughout, and in brief comprises:- Ground Floor:- Entrance hallway with laminate flooring and archway through to:- a modern kitchen fitted with a range of floor and wall units including built in electric oven, gas hob with cooker hood above, space and plumbing for washing machine, space for fridge/freezer and gas combination boiler; a bright and airy 'L' shaped lounge/diner with matching double glazed windows giving outlook to the front garden, ample power points, a useful understairs area and stairwell with spiral staircase leading to:- landing on the first floor with laminate flooring, access to insulated loft space as well as a linen cupboard; The main bedroom has laminate flooring and built in double wardrobes; bedroom two has built in double wardrobe and a double glazed window to the front aspect; to complete the layout of this wonderful home is a contemporary bathroom fitted with a white suite comprising:- 'P' shaped bath with shower above including screen; vanity wash basin and low level WC, chrome radiator/towel rail, laminate flooring, double glazed window and extractor fan.

The property benefits from gas central heating, double glazing, garage, parking and gardens.

OUTSIDE

Approached from Fairybridge Walk via wrought iron gates which open onto:-

A concrete driveway which provides off road parking for one car and leads to:-

Single Garage with up and over door and window.

An easy maintenance paved and gravelled front garden which is neat and compact with well established shrub borders, patio area, trees, shed and low natural stone walling.

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose, bank and a building society, library, 3 primary schools and well renowned secondary school, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303 and a mainline railway station on the London/Waterloo to Exeter line.

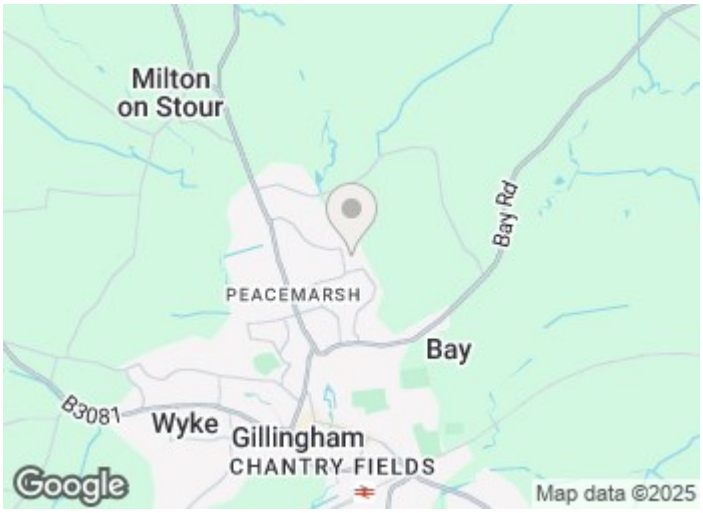
ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: B

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

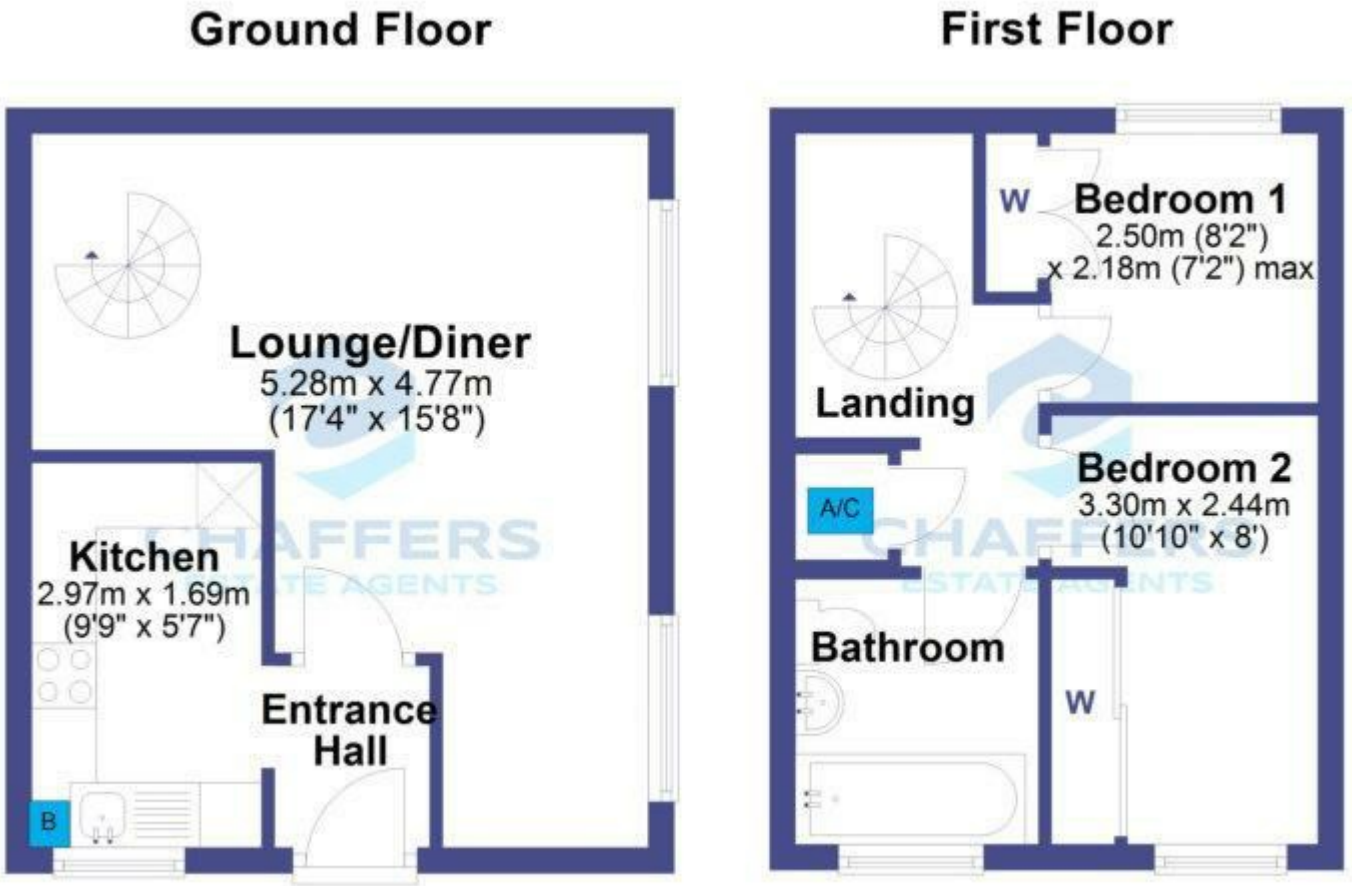
Energy Performance Certificate: Rated: TBC



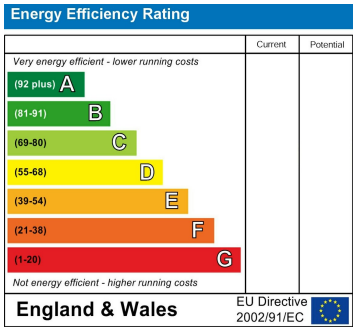
Directions

From our Gillingham Office proceed down the High Street and bear right onto St Martin's Square. At the 'T' junction turn right on Le Neubourg Way/B3092. At the mini roundabout take the first exit onto B3092 heading into the Peacemarsh area of the town. After a short distance turn right onto Claremont Avenue and then left onto Highgrove. Turn right onto Fairy Bridge walk where the property can be found on the left hand side.

Floor Plan



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



6 The Centre High Street, Gillingham, Dorset, SP8 4AB
Tel: 01747 822233 Email: gillingham@chaffersestateagents.co.uk www.chaffersestateagents.co.uk