CHAFFERS
ESTATE AGENTS

15 Iris Gardens,

, Gillingham, SP8 4QY

A well presented THREE BEDROOM detached CHALET BUNGALOW with garage and gardens, located in a quiet cul-de-sac on the much favoured Wyke side of town within easy distance to local shops, bus routes, countryside walks, town centre and mainline train station (Exeter-London/Waterloo). EPC Band:- D

Offers Over £275,000 Freehold

Council Tax Band: D

15 Iris Gardens,

, Gillingham, SP8 4QY

3 2 1 D

Description

A well-presented two/three-bedroom detached chalet bungalow with garage and gardens, located in a quiet cul-de-sac on the much-favoured Wyke side of town, within easy reach of local shops, bus routes, countryside walks, the town centre and the mainline train station (Exeter–London Waterloo).

This delightful home is immaculately presented throughout and offers spacious accommodation, briefly comprising an entrance hallway with stairs to the first floor, understairs storage and doors to all rooms; a lounge with a feature fireplace and double-glazed patio doors opening onto the rear garden; a well-equipped kitchen fitted with a range of wall and base units, including a built-in electric oven, electric hob with cooker hood over, integral fridge, and space and plumbing for a washing machine; and a rear porch with doors to the front, rear garden and garage. There is also a dining room, which could equally be used as bedroom three, and a ground floor wet room.

The first-floor landing has a storage cupboard housing the boiler and doors to the dual-aspect main bedroom with a built-in wardrobe, bedroom two, and the family bathroom. The property further benefits from gas central heating, double glazing, a tandem garage, and front and rear gardens.

A large sweeping tarmacadam driveway provides ample off-road parking and leads to the tandem garage/workshop (potential annex with necessary planning consent), which has an electric door, light and power, space for a tumble dryer, and overhead storage.

The front garden features two lawned areas with a rockery and well-established shrubs and trees. The enclosed rear garden is designed for ease of maintenance and is predominantly laid to lawn with mature shrub and tree borders. There is also an outside tap and a water butt.

Situation

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: C

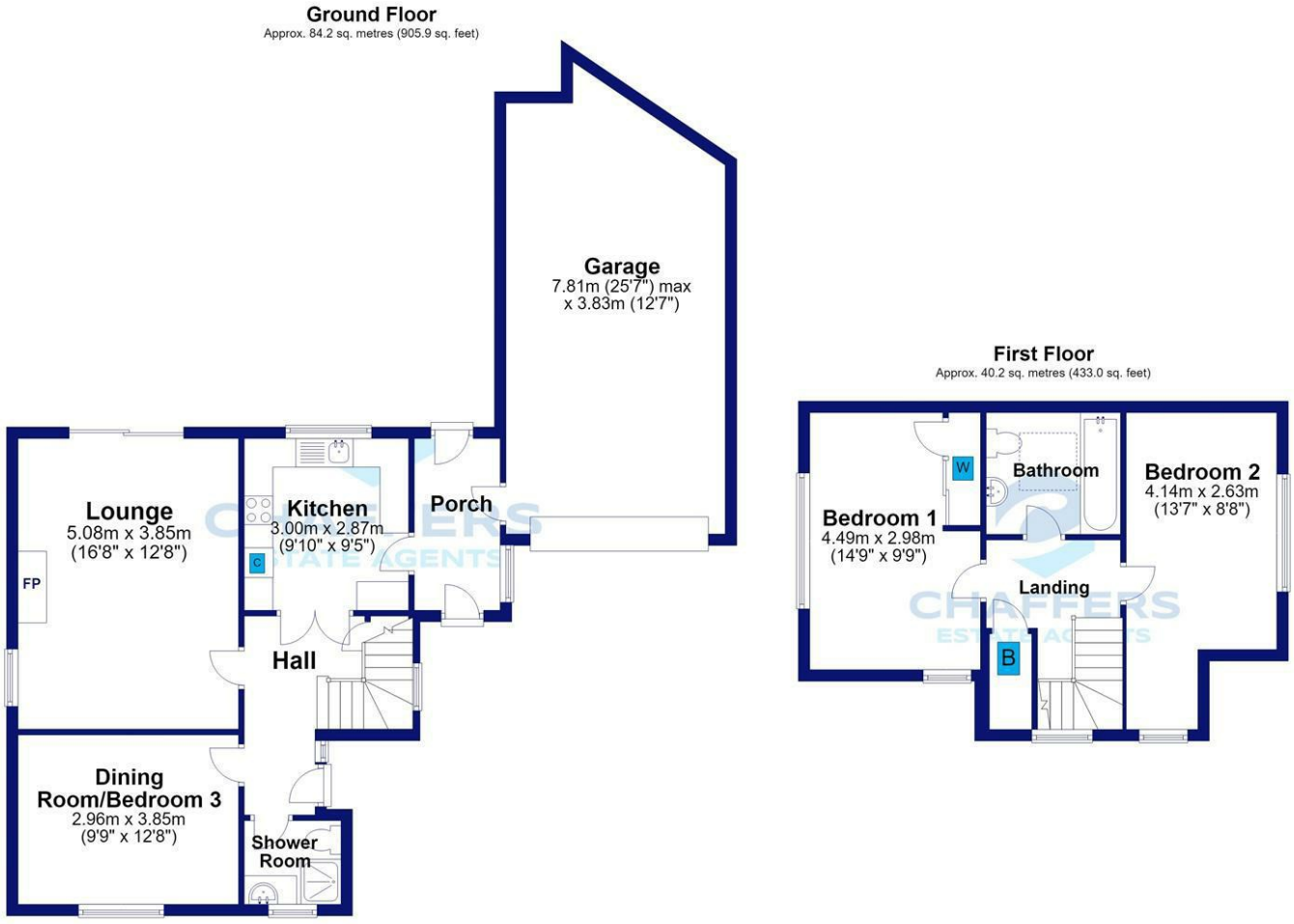
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: D

Directions

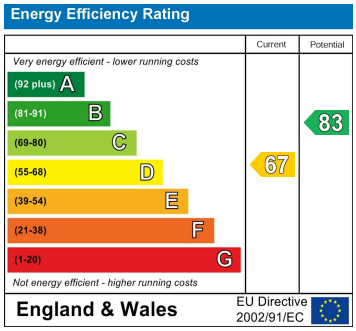
From our Gillingham Office proceed down the High Street and bear right onto St Martin's Square. At the 'T' junction turn left onto Le Neubourg Way/B3092. Continue along this road and at the traffic lights, turn right onto Wyke Street/B3081 and after a short distance turn left onto Broad Robin. Turn Left onto Iris Gardens where the house can be found on the right hand side.

Floor Plan



Total area: approx. 124.4 sq. metres (1338.9 sq. feet)

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