



CHAFFERS
ESTATE AGENTS



Addison Close

Gillingham, SP8 4JS

PROJECT WITH GREAT POTENTIAL Being brought to the market with no forward chain is this two double bedroom maisonette which is situated on the top floor of a block of four. The property is in need of modernisation throughout and is conveniently located close to the town centre and mainline train station (Exeter - London/Waterloo). EPC Band:- C

£110,000 Leasehold

Council Tax Band: A

Addison Close

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DESCRIPTION

Situated on the top floor of a well-maintained block of four, is this two bedroom maisonette with its own external front door, providing a sense of privacy and independence. The maisonette is in need of modernisation throughout and is a great opportunity for first time buyers, small families or investors seeking a project with great potential in a prime location. The property is conveniently located within easy distance of the town centre, schools and mainline train station (Exeter-London/Waterloo).

The accommodation comprises:- Ground floor has an entrance hall with stairs leading to the first floor, double glazed rear door and side light; The landing on the first floor has an airing cupboard, access to loft and doors to all rooms; kitchen with a small range of floor and wall units including a built in larder, space for fridge/freezer, space for cooker and plumbing for washing machine; a spacious lounge with tiled fire place, double glazed rear window and picture rail; two double bedrooms and a bathroom which is fitted with a white suite comprising:- panelled bath with mixer tap shower attachment, wash basin, WC and vinyl flooring.

The property benefits from double glazing, electric heating, driveway parking, single garage, sheds, front and rear gardens.

OUTSIDE

The property is approached via wrought iron gates that open onto:- a brick pavia driveway which provides ample off road parking that leads to a single garage with up and over door. An enclosed fenced rear garden which is paved and gravelled

for ease of maintenance edged with flower and shrub borders. Additionally there are two sheds and water butts.

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 renown 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, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: A

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.

Agent's notes:- Lease details:- 125 years ~ Start date:-

06.03.1998 ~ End date:- 7.03.2113

Years remaining 87 years ~ Sovereign Network Group charges to include Building insurance, management charges, ground rent £350.00p.a approx.

Energy Performance Certificate: Rated: C



Directions

From our Gillingham Office proceed up the High Street and continue onto Newbury. At the roundabout take the 1st exit onto Newbury/B3081. Stay in the right hand lane and at the traffic lights on the railway bridge, turn right onto New Road/B3092. Continue on this road and take the 2nd left onto Addison Close where the property can be found on the left.



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 firm's 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@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	