



**CHAFFERS**  
ESTATE AGENTS



## Milestone Way

GILLINGHAM, SP8 4TB

\*\*\* NEW INSTRUCTION \*\*\* A well presented THREE BEDROOM semi detached home located on the Wyke side of town within easy distance to local amenities, primary school, parks, countryside walks, town centre and train station with direct links to London/Waterloo. EPC Band:- C

**£260,000 Freehold**

Council Tax Band: C

# Milestone Way

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## DESCRIPTION

A well presented three bedroom semi detached home located on the Wyke side of town within easy distance to local amenities, primary school, parks, countryside walks, town centre and mainline train station with direct links to London/Waterloo.

This wonderful family home offers immaculate, well maintained accommodation throughout and in brief comprises:- Entrance hall with stairs to the first floor and doors to:- A well equipped modern kitchen fitted with a range of floor and wall units including electric oven with hob and cooker hood above, built in microwave, integrated fridge, space and plumbing for washing machine; a nicely proportioned light and airy lounge with wood flooring and doors to a good sized conservatory. To complete the layout on this floor is a downstairs cloakroom. The landing on the first floor has doors leading to all rooms. The main bedroom has fitted units and door to:- en-suite shower room; bedroom two also benefits from fitted wardrobes; bedroom three is a single room; a family bathroom fitted with a white suite comprising:- panelled bath with mixer shower taps, pedestal hand wash basin, low level WC and extractor fan.

The property benefits from gas central heating, double glazing, conservatory, ample parking, garage and gardens. Outside:- There is a small enclosed hedged front garden with path to front door. An easy maintenance, private, sunny

enclosed rear garden which is laid to lawn, paved patio area, flower and shrub borders. Single garage with up and over door, light and power.

Schedule your viewing today!

## 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.

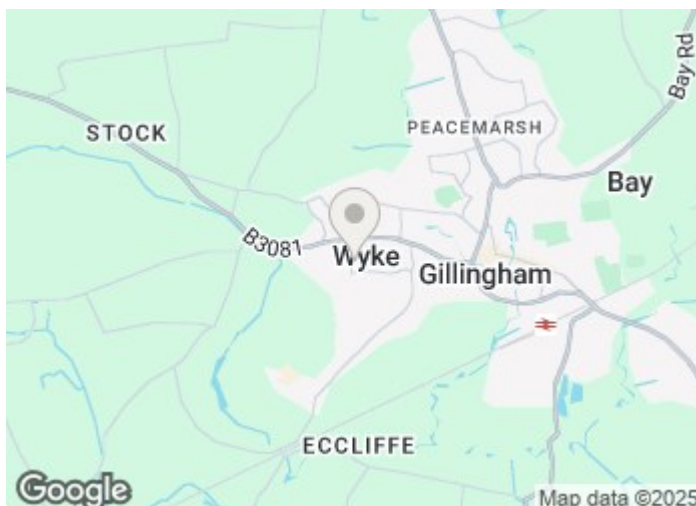
## ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: C

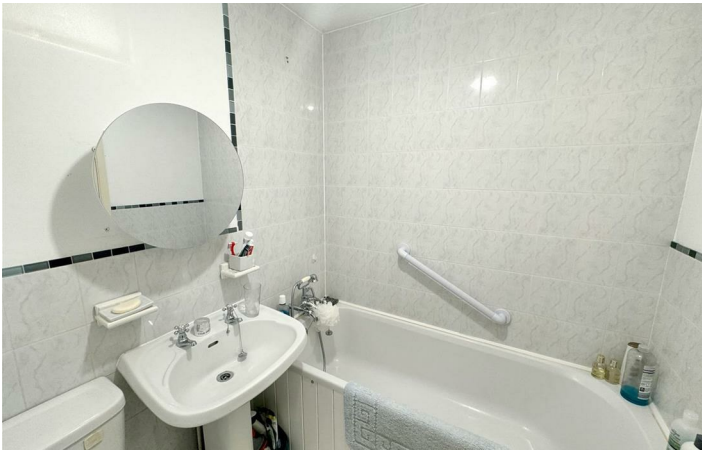
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C

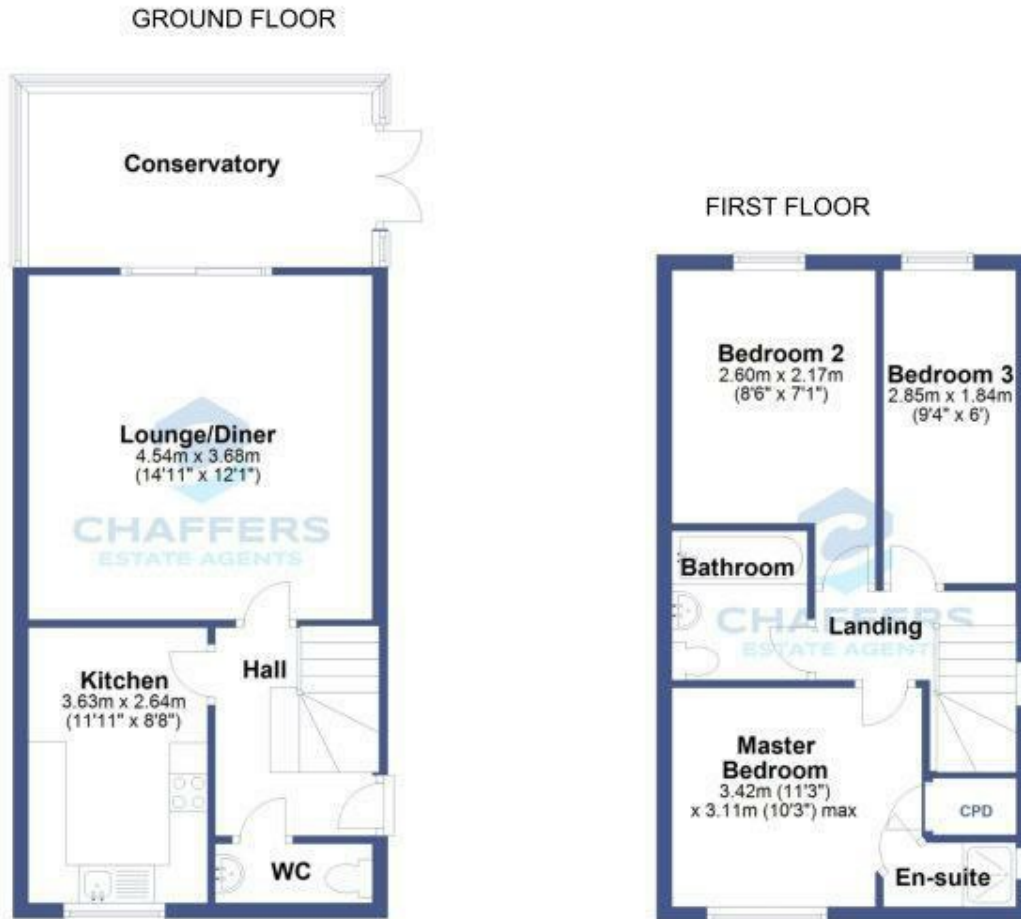


## Directions

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. Continue on this road and take the third exit on the left onto Milestone Way where Number 13 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 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) <b>A</b>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	