CHAFFERS
ESTATE AGENTS

Marlott Road

Gillingham, SP8 4FA

A delightful three-bedroom semi-detached family home conveniently located close to local shops, doctor's/dentist surgeries, nursery, primary school and countryside/riverside walks. The town centre and mainline train station are just a mile away, providing excellent transport links for commuting. EPC Band:- D

Asking Price £260,000 Freehold

Council Tax Band: C

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DESCRIPTION

* A well presented modern three bedroom semi-detached house situated on a sought after residential development on the Peacemarsh side of town. The property is within easy distance of doctors/dentist surgeries, nursery, primary school and local shops. The town centre and mainline train station (Exeter-London/Waterloo) are approximately a mile away.
The accommodation is arranged over two floors and in brief comprises: entrance hall; a dual aspect, spacious sitting room with fireplace featuring an electric fire; kitchen/breakfast room fitted with a range of floor and wall units including a built in electric oven, gas hob with cooker hood above, plumbing for washing machine, space for fridge/freezer and French doors opening on to the rear garden. To complete the layout on this floor is a downstairs cloakroom. The landing on the first floor leads to the main bedroom with a built in double wardrobe and door to:- en-suite shower room. There are two further bedrooms and a family bathroom which is fitted with a white suite comprising panelled bath, pedestal wash basin and a low level WC.
The property benefits from gas fired central heating, Upvc double glazed windows, garden and off street parking.

OUTSIDE

Outside there is a front garden which is predominantly laid to lawn and side gate to:-
An enclosed fenced easy maintenance rear garden which is laid to gravel with a paved patio along with two timber sheds, bin store, outside tap and outside light. There is also tandem parking for two vehicles.

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.

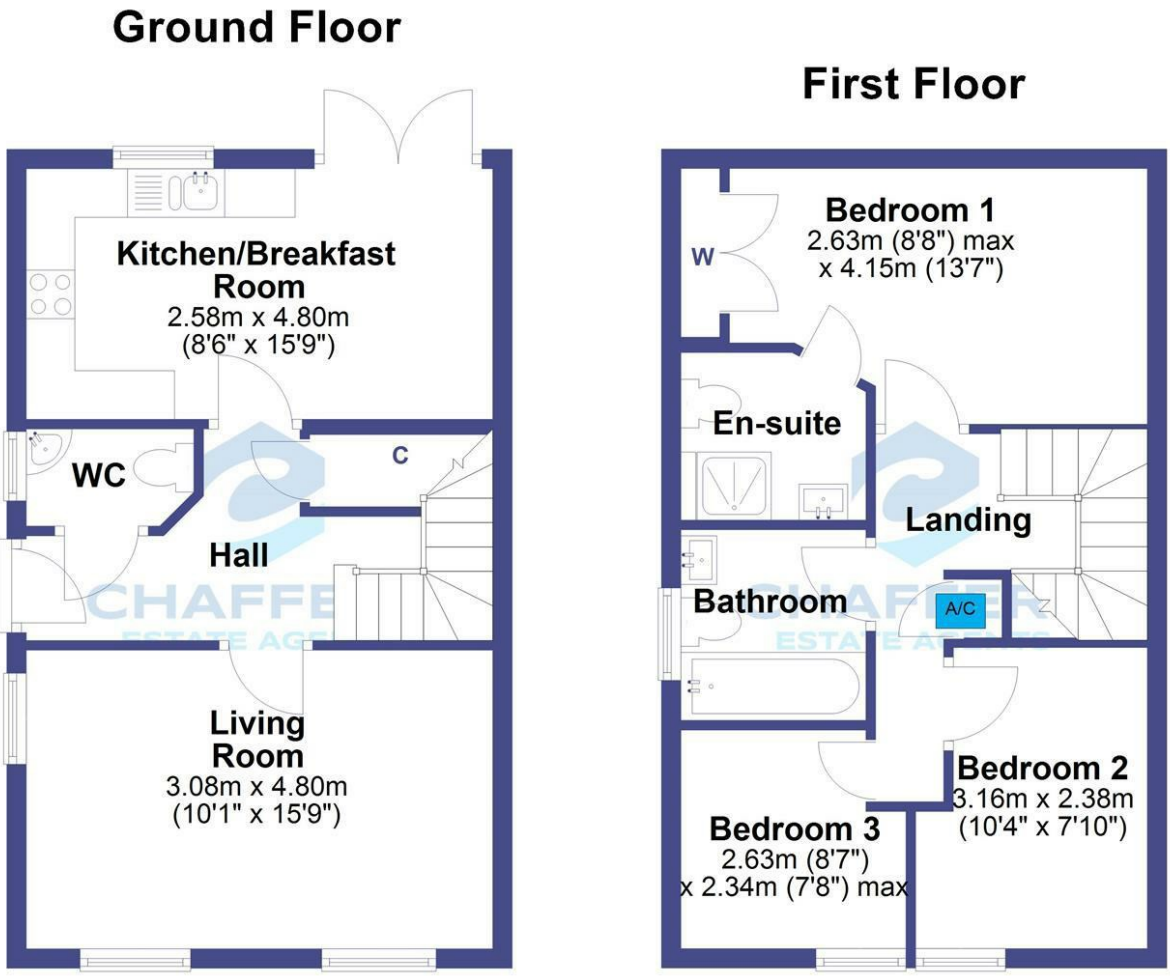
ADDITIONAL INFORMATION

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: D

Directions

From our Gillingham office proceed down the High Street and bear right onto St Martin's Square. At the 'T' junction turn right onto Le Neubourg Way/B3092. At the roundabout take the first exit onto B3092 heading onto the Peacemarsh side of town. At the next roundabout take the 1st exit onto Marlott Road. Turn left to stay on Marlott Road where the property can be found on the right hand side.

Floor Plan



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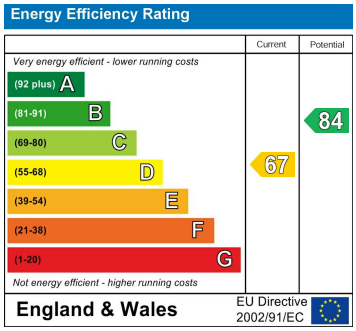

6 The Centre High Street, Gillingham, Dorset, SP8 4AB
Tel: 01747 822233 Email: gillingham@chaffersestateagents.co.uk www.chaffersestateagents.co.uk