



**CHAFFERS**  
ESTATE AGENTS



## Chaffinch Chase

Gillingham, SP8 4GP

Welcome to this charming three-bedroom house, perfectly situated in a desirable neighbourhood. This well-maintained property offers a harmonious blend of modern living and comfortable space, making it an ideal family home.

Offers Over £215,000 Freehold

Council Tax Band: C

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## DESCRIPTION

Welcome to this charming three-bedroom house, perfectly situated in a desirable neighbourhood. This well-maintained property offers a harmonious blend of modern living and comfortable space, making it an ideal family home.

As you enter the property, you are greeted by a spacious inviting hallway that leads you to the heart of the home. The impressive kitchen/diner features a range of stylish wall and base units, equipped with a built-in electric oven and a gas hob for all your culinary needs along with an under stairs storage cupboard. The open-plan layout creates an airy atmosphere and is perfect for entertaining, with double doors that seamlessly connect the space to the rear garden, allowing natural light to flood in.

Adjoining the kitchen, you'll find a cosy lounge area, perfect for relaxing with family and friends. A convenient cloakroom including a wash hand basin and low level WC completes the ground floor.

The first floor boasts three well-proportioned bedrooms, each offering ample space for comfortable living. The bright and airy master bedroom provides a tranquil retreat, while the additional bedrooms are versatile and can easily serve as guest rooms, children's rooms, or a home office. Completing this floor is a modern wet room with shower.

C

This property combines comfort, style, and practicality in a fantastic location. Don't miss the opportunity to make it your own!

## OUTSIDE

The rear garden is a true gem, fully enclosed by fencing for privacy and security. It features a lovely decked area, perfect for outdoor dining and entertaining, alongside a well-maintained lawn and vibrant flower borders, creating a picturesque setting for family gatherings or quiet evenings outside.

## 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: 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: TBC



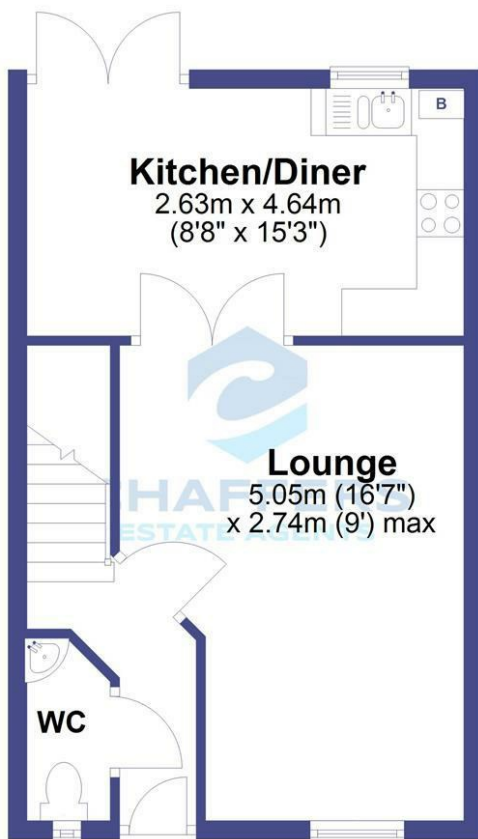
## Directions

From our Gillingham office turn right onto The High Street, at the round about take the first exit onto the B3081. At the fourth set of traffic lights turn right into Kingfisher Avenue, continue over the round about onto Chaffinch Chase, take a right turn into a small cul-de-sac.



# Floor Plan

## Ground Floor



## First Floor



Not to scale. For illustration purposes only. Plan indicates property layout only.  
Plan produced using PlanUp.

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>78</b>	
(69-80) <b>C</b>			
(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	