



CHAFFERS
ESTATE AGENTS



**6 Duncliffe Close,
Gillingham, SP8 4TU**

A well-presented two-bedroom home featuring a triple-aspect sitting room, kitchen/dining room, conservatory, principal bedroom with en-suite, and an enclosed rear garden with patio.

£390,000 Freehold

Council Tax Band: E

6 Dunccliffe Close, Gillingham, SP8 4TU



Description

An inviting entrance hall features attractive Karndean wood-effect flooring and a useful storage cupboard.

The bright, triple-aspect sitting room is filled with natural light and features an attractive granite fireplace with an electric coal-effect fire, together with a gas point should a gas fire be preferred.

The well-equipped kitchen/dining room benefits from Karndean flooring, a 1½ bowl inset enamel sink and drainer, halogen hob with a pull-out cooker hood, under-cabinet lighting, built-in dishwasher and washing machine, Worcester combination boiler, and ceiling lighting. Double glazed doors lead into the conservatory, which features a thermally insulated roof, fitted blinds, and access to the rear garden.

The principal bedroom includes fitted wardrobes and an en-suite shower room with a double-width shower, vanity wash hand basin, low-level WC, and chrome heated towel rail. The family bathroom is fitted with a white suite comprising a panelled bath with shower attachment, vanity wash hand basin, low-level WC, and chrome heated towel rail.

Further benefits include gas central heating, television and telephone points in all principal rooms, a part-boarded loft with ladder and light, outside security lighting, and an attached garage with a remote-controlled electric door.

Outside, the front garden is gravelled for ease of maintenance with side access to the enclosed rear garden, which is mainly laid to lawn with mature trees, fenced boundaries, and a paved patio, providing an ideal space for outdoor enjoyment.

Situation

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 2 chemists, 7 supermarkets to include Waitrose, a building society, library, 3 primary schools and well renowned secondary school, 2 post offices, 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 & Mains Drainage.

Council Authority: Dorset Council ~ Council Tax Band: E

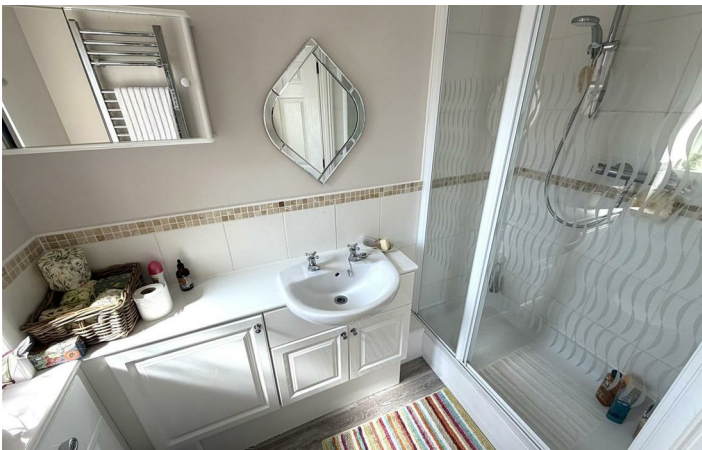
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C

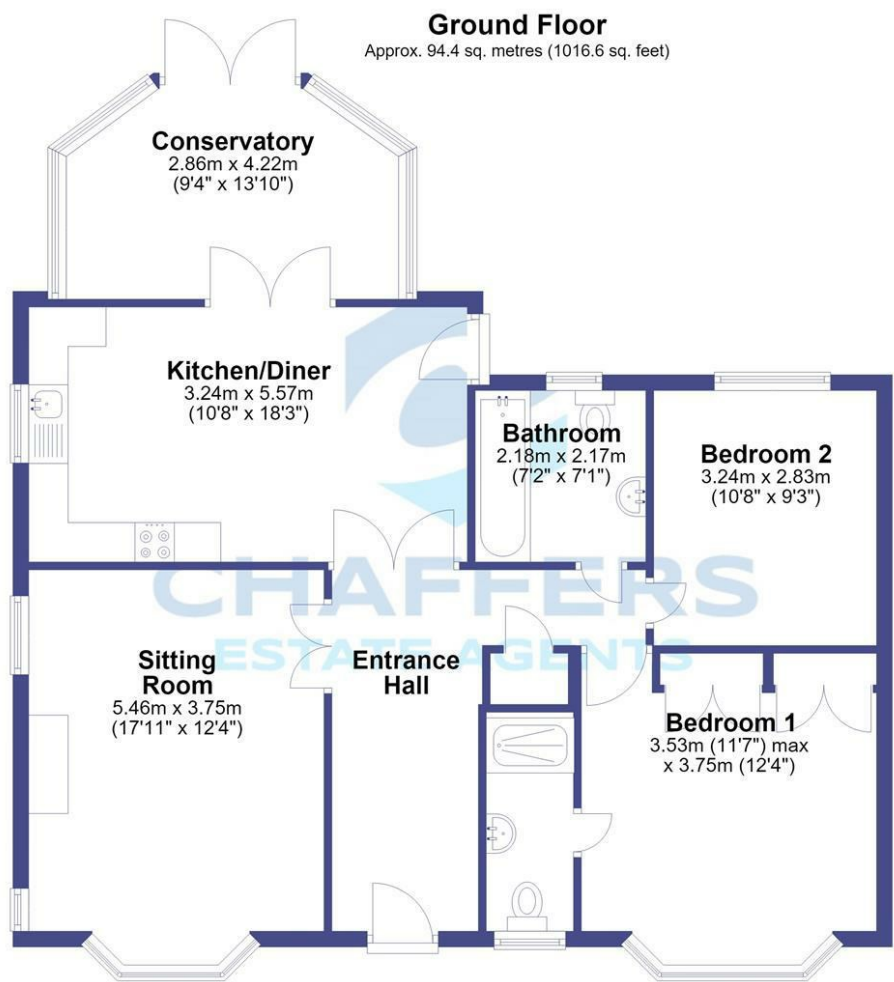


Directions

What three words;///coverings.looks.hang



Floor Plan



Total area: approx. 94.4 sq. metres (1016.6 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(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