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ESTATE AGENTS



Downsview Drive

Gillingham, SP8 4RL

A delightful two bedroom semi detached bungalow located in a peaceful residential area on the Peacemarsch side of town within easy reach of local amenities, town centre and mainline train station. The property benefits from UPVC double glazing, gas central heating, a single garage and an enclosed rear garden. EPC Band:- TBC

£235,000 Freehold

Council Tax Band: B

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DESCRIPTION

A delightful two bedroom semi detached bungalow located in a peaceful residential area on the Peacemarsh side of town within easy reach of local amenities, town centre and mainline train station (Exeter-London/Waterloo). The property benefits from UPVC double glazing, gas central heating, a single garage and an enclosed rear garden.

As you step inside the property, you will be welcomed by an entrance hall with doors off to all rooms including a storage cupboard and access to loft which is half boarded with light and ladder; a spacious lounge with double glazed window to rear aspect; a modern kitchen fitted with a range of floor and wall units including a built in electric cooker, gas hob with cooker hood above, space for fridge/freezer and plumbing for washing machine, built in meter cupboard and double glazed door to garden. The gas combination boiler can also be found in this room. Bedroom 1 is of good size with double glazed window to rear; bedroom 2 benefits from a built in wardrobe; to complete the layout of this property is a shower room fitted with a white suite including a double width tiled shower cubicle, pedestal wash basin, low level WC and a chrome heated towel rail.

OUTSIDE

To the front of the property is a concrete driveway which leads to a carport with outside lights, outside power points and single garage (up and over door, window, light and

power) The front garden is mainly laid to lawn with flower and shrub borders and an ornamental tree. There is a side gate to:-

An enclosed fenced rear garden which is gravelled for ease of maintenance with an abundance of well established flower and shrub borders, paved patio's, water butts and a useful shed.

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 (Meter), Gas, Electric and Drainage.

Council Authority : Dorset Council

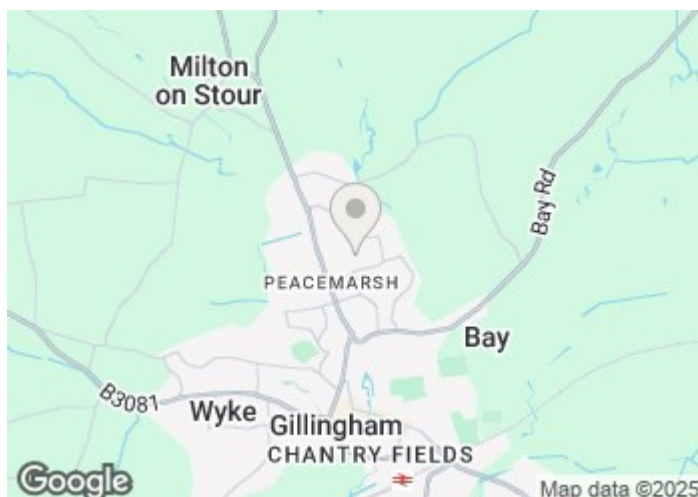
Council Tax Band: B

Agent's Notes: Fitted carpets and blinds as seen are included in sale.

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

Energy Performance Certificate : Rated TBC

View at www.chaffersestateagents.co.uk



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 1st exit onto B3092 heading into the Peacemarsh area of town. Take the third exit on the right hand side onto Claremont Avenue. After a short distance turn left onto Downsview Drive where the property 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(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	