



CHAFFERS
ESTATE AGENTS



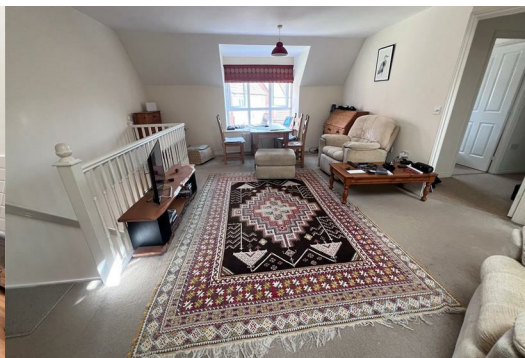
Woodpecker Meadow

Gillingham, SP8 4GB

£195,000 Freehold



NO FORWARD CHAIN A charming two bedroom detached coach house with garage and small garden located in a quiet residential area on the Shaftesbury side of town within easy distance to local shops, primary school, garden centre and picturesque countryside walks. EPC Band:- TBC



DESCRIPTION

NO FORWARD CHAIN A delightful two-bedroom detached coach house located in a quiet residential area on the Shaftesbury side of town within easy distance to local shops, a garden centre, primary school and picturesque countryside walks. Conveniently located just a 10-minute walk to the town centre, schools and mainline train station (Exeter - London/Waterloo) this property ensures that you are well-connected to the heart of Gillingham and beyond.

The stairs on the ground floor entrance lead up to:- a spacious light and airy open plan lounge/diner with a large window to front aspect, built in storage/linen cupboard, door to hallway with doors to:- a modern kitchen fitted with a range of floor and wall units including an electric oven, gas hob with cooker hood above, space for fridge/freezer and plumbing for washing machine. There is also a velux sky light window, an extractor fan and tiled flooring; Bedroom one is a good sized room with built in wardrobe and door to:- a modern en-suite shower room fitted with a tiled shower cubicle, wash hand basin and a low level WC; Bedroom two has a built in wardrobe; To complete the layout of this property is a family bathroom fitted with a white suite comprising panelled bath with overhead shower, low level WC, pedestal wash basin, extractor fan and velux sky light window.

The property benefits from gas central heating, double glazing, single garage, parking for 1-2 cars and an enclosed rear courtyard gravelled garden.

OUTSIDE

To the side of the property is a gate that leads to:- Enclosed fenced courtyard gravelled garden.

Single garage (2.39m x 5.46m) with up and over door, light and power.

There is also a built in store which can be accessed via the garden.

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets including a 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, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: B

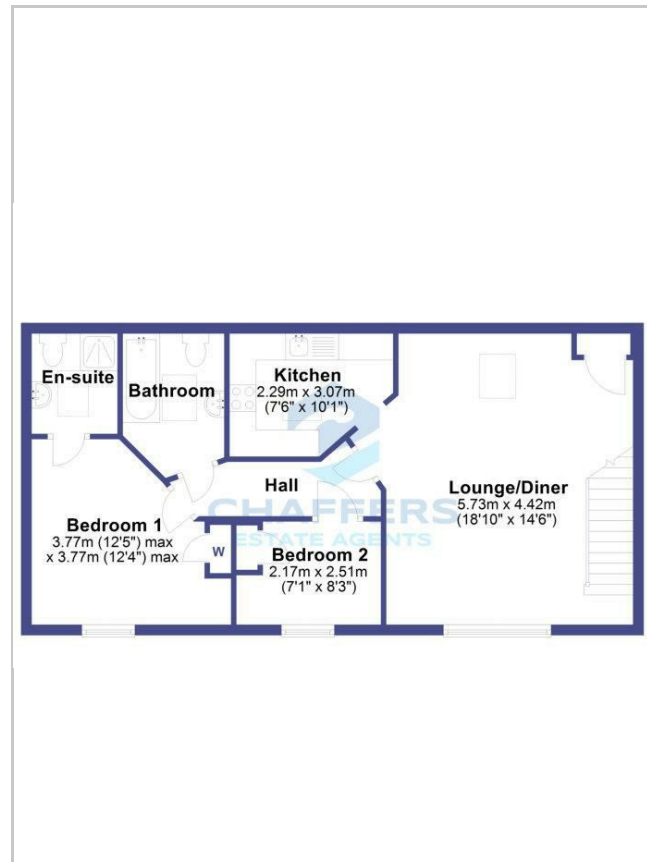
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: TBC

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(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	

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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