



14 SYLVAN CLOSE

GILLINGHAM, SP8 4EJ

£295,000
FREEHOLD

A modern detached two double bedroom bungalow with garage, parking and gardens located in a quiet and popular close within easy distance to local shops, town centre and mainline train station (Exeter-London/Waterloo). EPC:- D



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DESCRIPTION

A superb modern detached two double bedroom bungalow with garage, parking and gardens located in a quiet and popular close within easy distance to local shops, town centre and mainline train station (Exeter-London/Waterloo).

This delightful home offers deceptively spacious and versatile accommodation which in brief comprises:- Entrance hall with cupboard housing the gas boiler, airing cupboard, access to a part boarded loft with ladder and doors to:- Dining room with double glazed rear window, door to garden and an arch to:- a double aspect kitchen fitted with a range of floor and wall units including a built in electric double oven, ceramic hob with cooker hood above, plumbing for washing machine, space for fridge, space for freezer, wine rack and door to the drive; double aspect lounge with feature fire place; two double bedrooms and a modern shower room fitted with a white suite comprising walk in shower, vanity wash basin and low level WC.

The property benefits from double glazing, gas central heating, ample driveway parking, single garage, front and rear gardens.

OUTSIDE

The property is approached via wrought iron gates which open onto a concrete driveway providing ample off road parking for 2-3 cars leading to:-

Single garage with up and over door, personal door,

light and power.

The front garden is predominantly laid to lawn edged with shrubs, enclosed with a low reconstructed boundary wall.

An easy maintenance enclosed fenced rear garden which is laid to lawn with a circular paved patio and shrubs.

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 renown 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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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