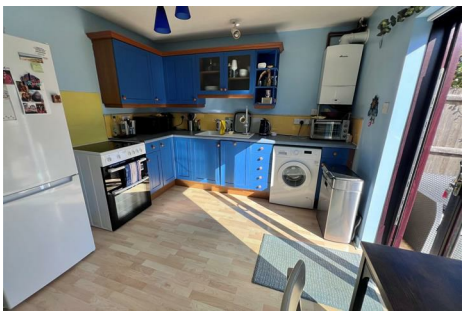
CHAFFERS
ESTATE AGENTS



The Meadows

Gillingham, SP8 4SP

IDEAL INVESTMENT/FIRST TIME BUYERS A delightful two double bedroom terraced house with allocated parking and gardens situated in a quiet cul-de-sac location within easy distance of the town centre and mainline train station (Exeter-London/Waterloo). EPC Band:- C

Offers Over £185,000 Freehold

Council Tax Band: B

The Meadows

Gillingham, SP8 4SP

2 1 1 C

DESCRIPTION

A delightful two double bedroom terraced house with 2 allocated parking spaces and gardens situated in a quiet cul-de-sac location, within easy distance of the town centre, schools and mainline train station (Exeter-London/Waterloo).

Whether you are looking to make your first step onto the property ladder or seeking a sound investment, this charming residence is well worth your consideration.

The accommodation is arranged over two floors and in brief comprises:- Entrance hall with door to:- a spacious lounge with window to the front aspect, smoke alarm, stairs to the first floor and door to:- a good sized kitchen/diner fitted with a range of floor and wall units, laminate flooring, an electric cooker, integrated slimline dish washer, washing machine, space for fridge/freezer and double glazed patio doors opening onto rear garden. The landing on the first floor leads to all rooms and also provides access to the loft. Bedroom 1 benefits from a built in wardrobe; bedroom 2 is another good sized double room with window to the front aspect. To complete the layout on this floor is a bathroom fitted with a white suite comprising panelled 'P' shaped bath with electric shower over and screen, pedestal wash basin with cupboard storage underneath, WC and heated chrome towel rail.

The property benefits from gas central heating, double glazing, smart meter, two allocated parking spaces, front and rear gardens.

OUTSIDE

Front Garden Gravelled area for ease of maintenance, flower bed with pretty cherry tree and two allocated parking spaces.

Enclosed fenced rear garden which is predominantly laid to lawn edged with flower and shrub borders, paved patio, small pond, paved path leading to a small gravelled area with shed and rear gate.

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, Electricity & Drainage.

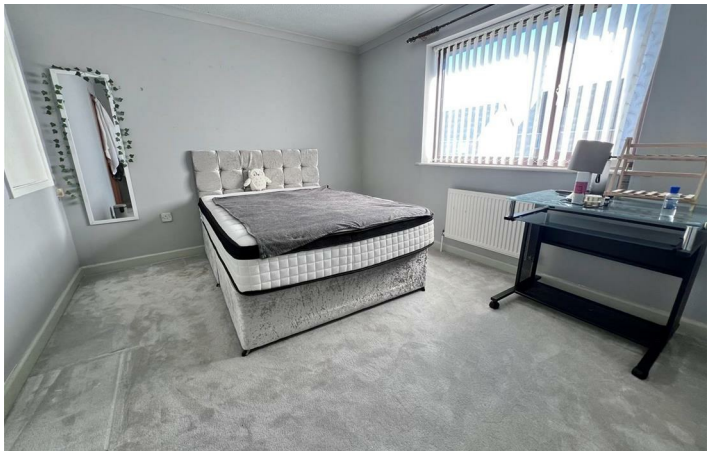
Council Authority: Dorset Council ~ Council Tax Band: B

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: C

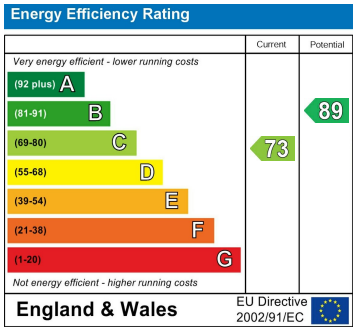
Directions

From our Gillingham Office proceed up the High Street and continue onto Newbury/B3081. At the roundabout take the first exit and stay in the right hand lane. At the traffic lights on the railway bridge turn right onto New Road/B3092. Continue on this road and turn left onto Addison Close. Take the second turning on your right onto The Meadows. Turn right to stay on The Meadows where you will find number 46.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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