CHAFFERS
ESTATE AGENTS

Railway Terrace

Gillingham, SP8 4JF

A delightful three bedroom, Victorian terraced stone cottage, dating back to the 1800s, originally built as one of the railway workers' cottages. Conveniently located within easy walking distance to the town centre, all amenities and mainline train station (Exeter-London/Waterloo). EPC Band:- C

£250,000 Freehold

Council Tax Band: B

Railway Terrace

Gillingham, SP8 4JF

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DESCRIPTION

A delightful two bedroom Victorian terraced stone cottage, dating back to the 1800s which was originally built as one of the railway workers' cottages. The location is particularly advantageous, as it is within easy walking distance to the town centre, where you can enjoy a variety of shops, cafes, and amenities. Additionally, the mainline train station (Exeter-London/Waterloo) is nearby, making commuting a breeze.
Upon entering this charming home, you will be greeted by a well proportioned, double aspect sitting/dining room enhanced by a feature bricked fireplace housing a wood burner, built in cupboard with shelves above, understairs cupboard, exposed beams and floor boards, stairs to the first floor and an opening to:- kitchen fitted with a range of floor and wall units including hardwood work tops, built in electric oven, gas hob, space for fridge freezer and half glazed door to:- utility room with plumbing for washing machine and tumble drier, double glazed door to outside. The landing on the first floor leads to all rooms plus stairs to the second floor. The main bedroom is of good size with fitted wardrobes; bedroom two also benefits from a built in shelved cupboard. To complete the layout on this floor is a family bathroom fitted with a white suite comprising:- panelled bath with mixer taps and screen, pedestal wash basin, low level WC, chrome radiator/towel rail, extractor fan and airing cupboard housing the gas combination boiler. On the second floor there is a well appointed double aspect loft room including velux window and exposed floor boards. This room provides additional living space, ideal for a study, playroom or guest accommodation.
The property benefits from a gas central heating, double glazing, a convenient parking space and enclosed rear garden.

This charming cottage is a perfect opportunity for those seeking a home with character in a vibrant community. Whether you are a first-time buyer, a small family, or looking to downsize, this property is sure to impress. Do not miss the chance to make this delightful cottage your own.

OUTSIDE

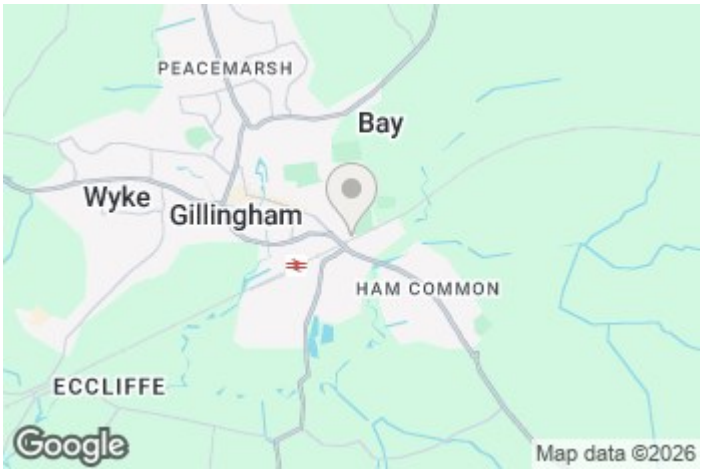
A private road leads to the front of the property where there is a gravelled area providing a parking space for one vehicle.
To the rear of the property is an enclosed fenced garden which is laid to lawn, patio area, an area of artificial grass including well established trees, log store, outside lights, and a shed which has light and power.

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose, 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, 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

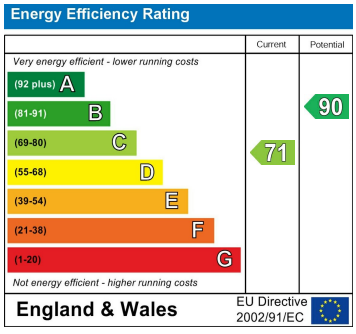


Directions

From our Gillingham Office proceed up the High Street and continue onto Newbury. At the roundabout take the first exit and stay in the left hand lane. Turn left on the railway bridge onto Railway Terrace where the cottage can be found on the left hand side towards the end of the road. Post code:- SP8 4JF.

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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