CHAFFERS
ESTATE AGENTS

# 1 Avondale Gardens,

## Gillingham, SP8 4RW

A detached 2 BEDROOM Bungalow located on a corner plot within a very popular residential cul-de-sac situated on the northern outskirts of the town. NO FORWARD CHAIN.

## Offers Over £245,000 Freehold

Council Tax Band: C

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2 1 1 E

**DESCRIPTION**

An excellent opportunity to acquire this two-bedroom detached bungalow, situated in a sought-after residential area and conveniently located for local amenities and the town centre.

The accommodation briefly comprises an entrance hall, a spacious dual-aspect lounge/dining room, a fitted kitchen, two double bedrooms, and a family bathroom.

Externally, the property enjoys a well-maintained front garden, enclosed by mature hedging and laid mainly to lawn with a variety of shrubs. A generous driveway provides ample off-road parking and leads through wooden gates to a single garage/store.

To the rear, there is a private enclosed garden, predominantly laid to lawn and complemented by mature trees and shrubs, offering an attractive outdoor space for relaxation and entertaining.

Further benefits include gas central heating, ample driveway parking, a single garage/store, and gardens to both the front and rear.

**LOCATION:**

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 5 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.

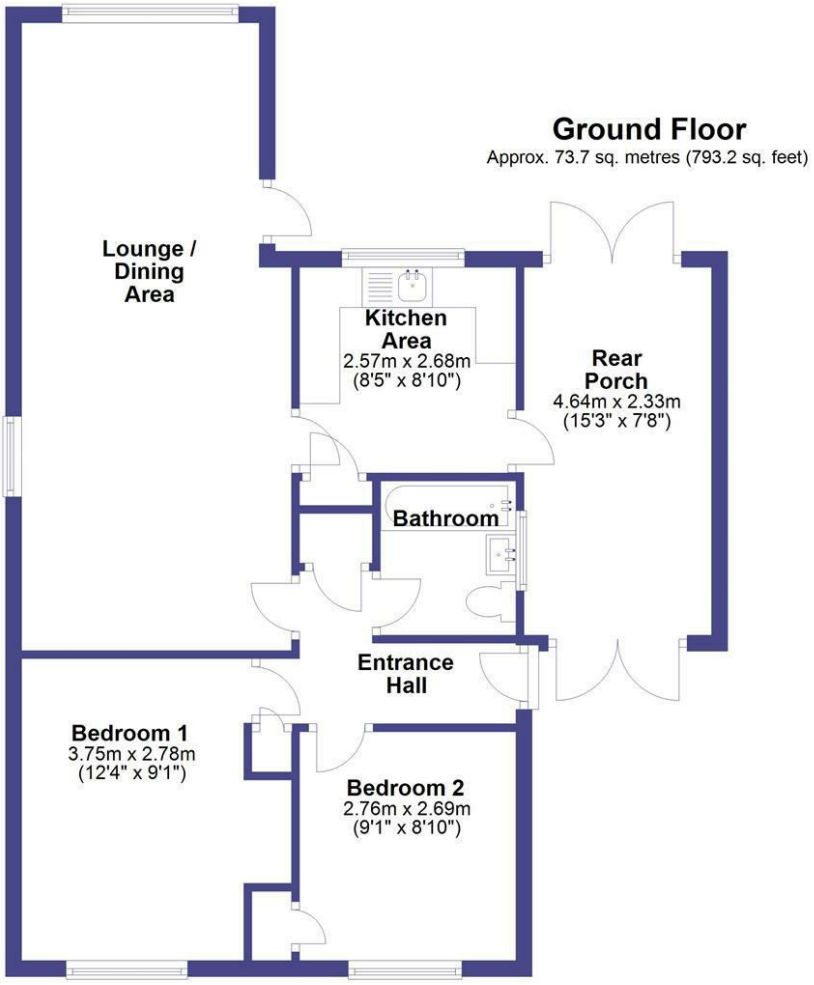
**ADD INFO**

Services: Mains Water, Gas, Electricity & Drainage.
Council Authority: Dorset Council - Tel: 0345 034 4569
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: tbc

### Directions

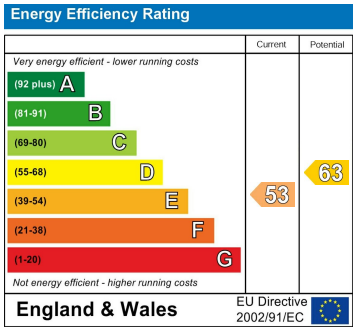
From our Gillingham Office proceed down the High Street bearing right into Queen Street then turn right onto Le Neubourg Way at the roundabout take the first exit off heading towards Mere. Turn third right into Claremont Avenue then first left into Cordery Gardens; Avondale Gardens is then the first turning on the left and the bungalow is found immediately on the right hand side.

## Floor Plan




Total area: approx. 73.7 sq. metres (793.2 sq. feet)

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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