



**CHAFFERS**  
ESTATE AGENTS



## Fairybridge Walk

Gillingham, SP8 4SE

Situated in a quiet cul-de-sac location is this charming two-bedroom semi-detached chalet bungalow with garage, front and rear gardens, conveniently located within easy reach of local shops and hairdressers. Furthermore the town centre and mainline train station (Exeter-London/Waterloo) are just a short distance away. EPC Band:- D

**£230,000 Freehold**

Council Tax Band: B

# Fairybridge Walk

Gillingham, SP8 4SE



## DESCRIPTION

\* Situated in a quiet cul-de-sac location on the Peacemarsh side of town, is this charming two-bedroom semi-detached chalet bungalow complemented by a garage, ample driveway parking, front and rear gardens. Conveniently located, this delightful property is within easy reach of local shops, hairdressers and countryside walks. Furthermore the town centre and mainline train station (Exeter-London/Waterloo) are easily accessible.

The accommodation is arranged over two floors and in brief comprises:- Entrance hall with laminate flooring and doors to:- Dining room which could be used as a third bedroom with double glazed doors to garden; shower room fitted with a white suite including a tiled double width shower cubicle, pedestal wash basin, low level WC, chrome radiator/towel rail and extractor fan; a good sized lounge with laminate flooring, stairs to first floor and storage cupboard underneath; kitchen fitted with a range of floor and wall units, built in electric cooker, built in gas hob with cooker hood above, space for fridge/freezer, plumbing for washing machine, double glazed rear window. The gas boiler can also be found in this room. The landing on the first floor leads to:- Bedroom 1 with built in wardrobe and drawer unit, access to the roof including loft ladder, double glazed window to rear aspect and door to:- Bathroom fitted with a white suite comprising:- panelled bath, pedestal wash basin, low level WC and extractor fan. To complete the layout on this floor is bedroom 2 which benefits from a built in wardrobe, airing cupboard and eaves storage cupboards.

## OUTSIDE

Double wrought iron gates open onto:- A tarmac driveway providing ample parking leading to:- Car port and single garage with up and over door. Paved and gravelled front garden with outside tap. Side gate to:- Enclosed fenced rear garden which is paved for ease of maintenance, edged with gravel borders, well established shrubs and trees.

## 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

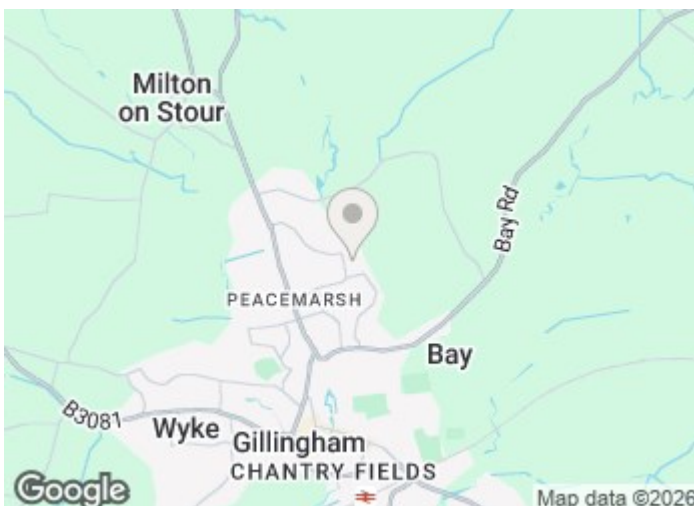
Services: Mains Water, Gas, Electricity & Drainage.

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.

Agent's Notes:- Please note all carpets, blinds, curtains and light fittings are included in the sale.

Energy Performance Certificate: Rated: D



## Directions

From our Gillingham Office proceed down the High Street and bear right onto St Martin's Square. At the 'T' junction turn right on Le Neubourg Way/B3092. At the mini roundabout take the first exit onto B3092 heading into the Peacemarsh area of the town. After a short distance turn right onto Claremont Avenue and then left onto Highgrove. Turn right onto Fairy Bridge walk where the property can be found on the left hand side.



# Floor Plan

## Ground Floor



## First Floor



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	