



**CHAFFERS**  
ESTATE AGENTS



## Arun Close

Gillingham, SP8 4RN

Situated in a quiet residential area on the Peacemarsh side of town is this two-bedroom semi-detached bungalow with ample parking, gardens and within easy distance of local shops and nearby countryside walks. The town centre and mainline train station (Exeter-London/Waterloo) are approximately 15-20 min walk. EPC Band:- E

**£230,000 Freehold**

Council Tax Band: B

# Arun Close

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### DESCRIPTION

\* Situated in a quiet residential area on the Peacemarsh side of town is this two-bedroom semi-detached bungalow with ample parking, front and rear gardens, electric heating and double glazing. The property is within easy distance of local shops and nearby countryside walks. The town centre and mainline train station (Exeter-London/Waterloo) are approximately a 15-20 minute walk.

This delightful home is in good decorative order throughout and offers spacious accommodation which comprises of:- Entrance hall with store cupboard, access to roof with loft ladder, airing cupboard and doors to:- a good sized lounge with oriel window; fitted kitchen with a range of floor and wall units including a built in electric double oven with cooker hood above, fridge and washing machine; two double bedrooms with bedroom 2 benefitting from a built in wardrobe. To complete the layout is a shower room fitted with a white suite comprising shower cubicle, low level WC, wash basin, convector heater and chrome radiator/towel rail.

### OUTSIDE

The property is approached via a concrete driveway which provides ample off road parking.

Front garden Mainly laid to lawn with heather border, outside tap and gate to:-

An enclosed fenced rear garden which is predominantly laid to gravel for ease of maintenance, flower and shrub borders, paved patio and a timber shed.

### 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.

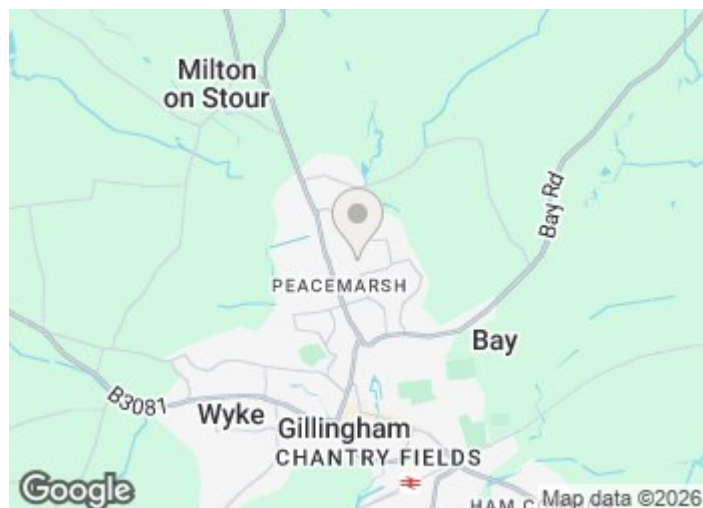
### ADDITIONAL INFORMATION

Services: Mains Water (Meter), Electricity & Mains 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: E



### Directions

From our Gillingham Office proceed down the High Street and bear right onto St Martin's Square. At the 'T' junction turn right onto Le Neubourg Way/B3092. At the roundabout take the first exit onto B3092 heading onto the Peacemarsh side of town. Take the third turning on your right onto Claremont Avenue. Turn left onto Cordery Gardens and then a left onto Arun Close.





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.

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