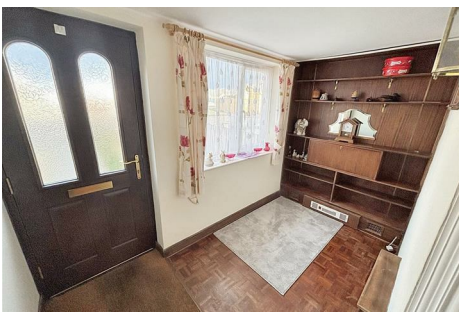




CHAFFERS
ESTATE AGENTS



Shreen Way

Gillingham, SP8 4EL

A one double bedroom end of terrace bungalow, built in the 1970's. The property has been well maintained and enjoyed as a comfortable versatile home and is presented in good decorative order throughout. Enjoying a convenient and quiet location in this popular residential area, with easy to maintain low maintenance gardens, parking and situated within easy walking distance of Gillingham shops, town centre amenities and local bus routes. The property is offered to the market with no onward chain.

£190,000 Freehold

Council Tax Band: B

Shreen Way

Gillingham, SP8 4EL



DESCRIPTION

An immaculate one double bedroom end of terrace bungalow located on the Peacemarsh side of town situated within walking distance to the town centre and amenities. The accommodation comprises:- entrance hall, living room with door leading out to the rear garden, double bedroom with built in wardrobes, bathroom with heated towel rail, shower, low level WC and basin, kitchen with built in oven and pantry cupboard, dining room and utility with plumbing and space for the usual appliances. The rear garden is all paved for ease of maintenance and has an outside tap, greenhouse and useful garden shed. The property benefits from gas central heating, UPVC double glazing, front and rear gardens and driveway parking.

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

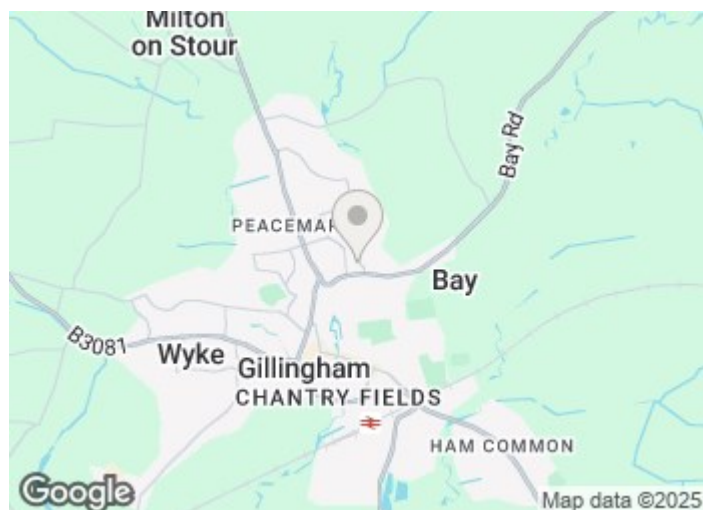
Services: Mains Water, Gas, Electricity & Drainage.

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:- Boiler can be found in the loft.

Energy Performance Certificate: Rated: C



Directions

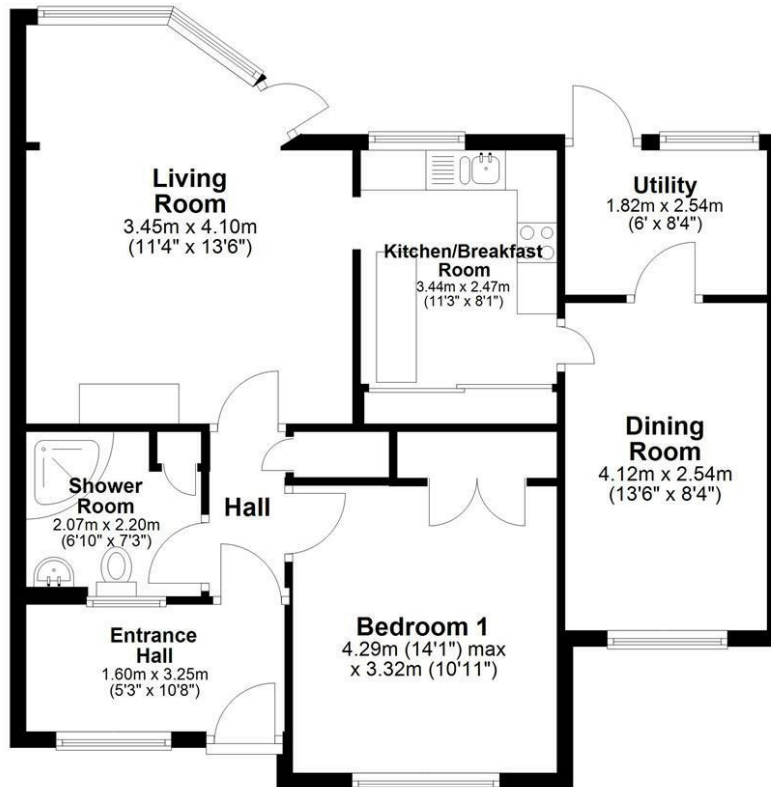
From our Gillingham Office proceed down the High Street and bear right onto St Martin's Square. At the 'T' junction turn right onto Le Neubourg Way/B3092. At the roundabout take the 2nd exit onto Queen Street. Bear left onto Bay Road and then take the 3rd turning on your left onto Shreen Way where the property can be found on the left hand side.



Floor Plan

Ground Floor

Approx. 70.8 sq. metres (761.6 sq. feet)



Total area: approx. 70.8 sq. metres (761.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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.

6 The Centre High Street, Gillingham, Dorset, SP8 4AB
Tel: 01747 822233 Email: gillingham@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	