CHAFFERS
ESTATE AGENTS

22 Chaffinch Chase,

, Gillingham, SP8 4GT

NO ONWARD CHAIN Situated in a quiet and desirable residential area of Gillingham, this well-presented property offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, or investors alike. Benefits include gas central heating, double glazing, ample parking, garage and an enclosed rear garden. EPC Band:- C

Offers Over £232,500 Freehold

Council Tax Band: C

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- Affordable
- Nearby Schools
- South facing garden

DESCRIPTION

Situated in a quiet and desirable residential area of Gillingham, this well-presented three-bedroom end-terrace family home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, or investors alike. The property benefits from a welcoming entrance leading into a bright and comfortable living room, creating the perfect space for relaxing or entertaining. To the rear of the property is a spacious kitchen/dining area with ample cupboard space and room for family dining, with views and access out to the rear garden. A downstairs cloakroom completes the layout on this floor.

Upstairs, the landing leads to all rooms including an airing cupboard. The principal bedroom is a good size and two further bedrooms suitable for children, guests, or a home office. A modern family bathroom serves the first floor.

Externally, the property enjoys a private rear garden, ideal for outdoor dining, gardening, or enjoying the peaceful surroundings. Being an end-terrace, the property also benefits from additional privacy and useful side access.

This wonderful home is conveniently located within easy reach of local amenities, schools, and transport links, including a mainline railway station (Exeter-London/Waterloo).

OUTSIDE

To the front of the property is a tarmacadam driveway which provides ample off road parking for 2 cars leading to a single garage. Side gate to:- Enclosed, easy maintenance, fenced rear garden which is predominantly laid to patio including a central lawn area.

LOCAL INFORMATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 2 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: 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: C

Directions

From our Gillingham Office proceed up the High Street and continue onto Newbury. At the roundabout take the 1st exit onto Newbury/B3081 and stay in the left hand lane. Continue on this road passing through two sets of traffic lights. At the third set of traffic lights turn right onto Kingfisher Avenue. This road turns left and becomes Chaffinch Chase where the property can be found on the left hand side. Postcode:- SP8 4GT.

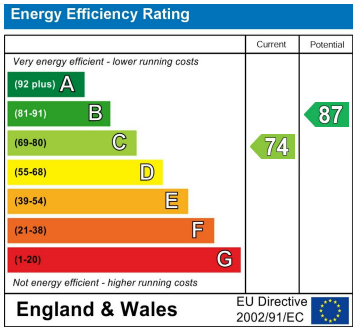
Floor Plan

Ground Floor
Approx. 37.1 sq. metres (398.8 sq. feet)

First Floor
Approx. 34.6 sq. metres (372.2 sq. feet)

Total area: approx. 71.6 sq. metres (771.0 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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