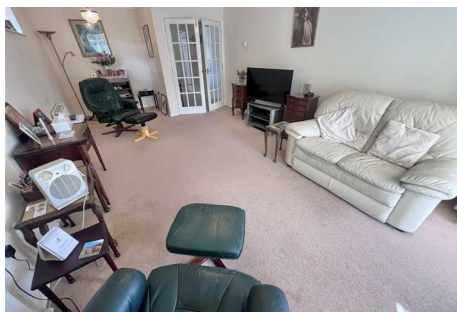




CHAFFERS
ESTATE AGENTS



Cherryfields

Gillingham, SP8 4TJ

A delightful two-bedroom detached bungalow located in a quiet residential area within easy distance to local dentist/doctors surgeries, nursery, local shops and country/riverside walks. The town centre and mainline train station are approx 1 mile away. EPC Band:- C

Asking Price £350,000 Freehold

Council Tax Band: D

Cherryfields

Gillingham, SP8 4TJ



DESCRIPTION

* A delightful two-bedroom detached bungalow located in a quiet residential area within easy distance to local dentist/doctors surgeries, nursery, local shops and country/riverside walks. The town centre and mainline train station (Exeter-London/Waterloo) are approximately 1 mile away. With its spacious layout, the property features a welcoming lounge that invites relaxation, complemented by a bright conservatory that provides an ideal space for enjoying the garden views throughout the seasons. The well-appointed kitchen/diner is perfect for family meals and entertaining guests, ensuring that every culinary experience is enjoyable. The bungalow boasts two comfortable bedrooms, providing ample space for rest and privacy.

Outside, the property is enhanced by an easy maintenance enclosed rear garden. Additionally, the garage provides valuable storage space, while off street parking for one at least 3 cars ensures convenience for residents and visitors alike.

Accommodation: Entrance hall with airing cupboard and access to the loft; a well equipped, double aspect kitchen/diner fitted with a range of floor and wall units including a built in Neff electric oven, gas hob with cooker hood above, space for fridge/freezer, plumbing for washing machine and dish washer, new gas boiler fitted in February 2025, double glazed door to outside; a well proportioned lounge with double glazed patio doors to garden; conservatory with double doors to garden; the main bedroom is of good size and boasts fitted mirror double wardrobes, double glazed window to rear and door to:- en-suite shower room fitted with a white suite comprising tiled shower cubicle, pedestal wash basin, low level WC and extractor fan; bedroom two has a double mirror fronted wardrobe and a double glazed Oriel window. To complete the layout is a bathroom fitted with a peach suite which includes a panelled bath with mixer tap and shower attachment, pedestal wash basin, low level WC, extractor fan and vinyl flooring. This charming home is an excellent opportunity for those seeking a

peaceful lifestyle in a well-connected location. With its appealing features and inviting atmosphere, this bungalow is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your own.

OUTSIDE

Front garden Laid to lawn edged with lavender and an outside light. Tarmacadam driveway providing off road parking for at least 3 cars (1 in front of the gate & 2 behind) leading to wooden double gates opening to:-

Single garage (6.31m x 3.06m) with up and over door, double glazed personal door, double glazed rear window, light and power, water tap. A fully enclosed fenced easy maintenance rear garden which is predominantly laid to lawn, edged with a variety of shrubs, trees and outside lights.

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.

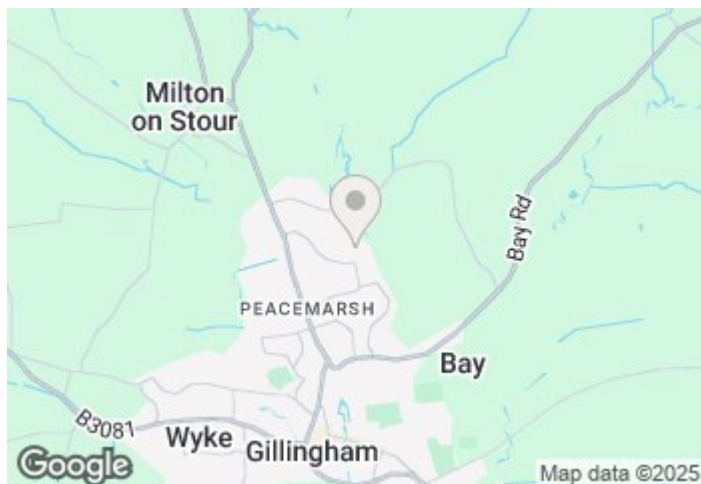
ADDITIONAL INFORMATION

Services: Mains Water (Meter) Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: D

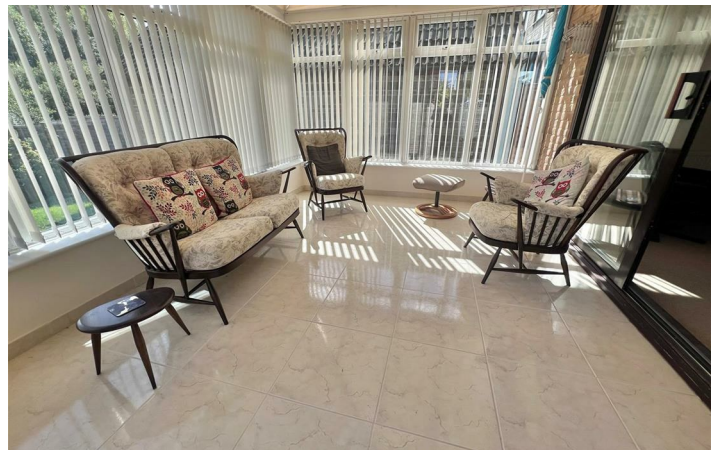
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C



Directions

From our Gillingham Office proceed 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 1st exit onto B3092 heading onto the Peacemarsh side of town. Continue on this road until the next roundabout. Take the 3rd exit onto Gyllas Way. Gyllas Way soon becomes Cherryfields. Turn left to stay on Cherryfields where the property can be found on the right hand side. Postcode:- SP8 4TJ.



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) A		
(81-91) B		
(69-80) C	74	79
(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