



**CHAFFERS**  
ESTATE AGENTS



## Broad Acres

Gillingham, SP8 4SB

**\*\*NO FORWARD CHAIN\*\*** An immaculate well presented two-bedroom semi-detached bungalow located in the peaceful residential area of Broad Acres within easy reach of local shops, town centre and mainline train station. The property benefits from a garage, gardens, gas central heating and double glazing. EPC Band:-D

**£260,000 Freehold**

Council Tax Band: C

# Broad Acres

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## DESCRIPTION

\* An immaculate, well presented, two-bedroom semi-detached bungalow located in the peaceful residential area of Broad Acres within easy reach of local shops, town centre and mainline train station (Exeter-London/Waterloo). The property benefits from a garage, gardens, gas central heating and double glazing.

Step inside and you are welcomed by an entrance hall with doors off to all rooms including access to the loft and a spacious double airing cupboard; a nicely proportioned lounge with feature fireplace housing an electric fire; a modern kitchen fitted with a range of floor and wall units including a built in electric oven, gas hob with cooker hood above, integrated fridge and washing machine, vinyl flooring and half glazed door to garden; there are two bedrooms with the main bedroom benefitting with two fitted double wardrobes; to end the accommodation layout is a bathroom fitted with a white suite comprising:- panelled bath with shower above including screen, pedestal wash basin and low level WC.

## OUTSIDE

Front garden is laid to lawn with shrubs, enclosed by a low recreational stone boundary wall.

There is a concrete driveway providing parking for 3 cars leading to:-

A single garage with up and over door, light and power.

An easy maintenance enclosed fenced rear garden which is predominantly laid to lawn edged with flower and shrub borders, patio, water butts, outside tap, outside light and a useful 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 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.

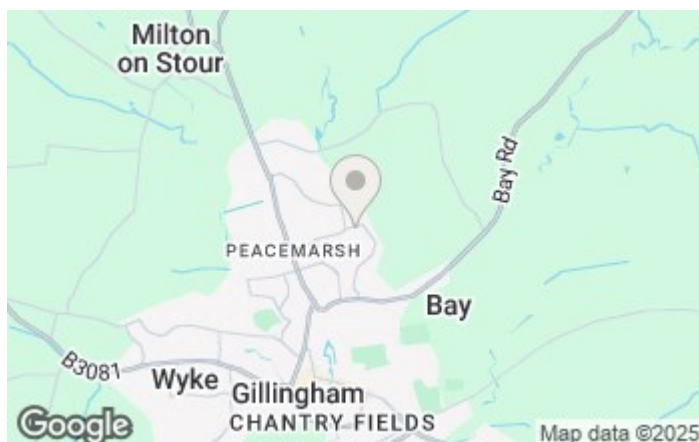
## ADDITIONAL INFORMATION

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: 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 onto Le Neubourg Way/B3092. At the roundabout take the first exit onto B3092 heading into the Peacemarsh area of town. Take the third turning on your right onto Claremont Avenue. Continue on this road where the road slightly turns left and soon becomes Broadacres.



# 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 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>		61	73
(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	