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ESTATE AGENTS



22 Horsefields,
, Gillingham, SP8 4UQ

A well-presented three-bedroom end-terrace house with a conservatory, garage, ample off-road parking, and an enclosed rear garden. The property also benefits from gas-fired central heating, double glazing, a spacious lounge/dining room, fitted kitchen, and a family bathroom.

£235,000 Freehold

Council Tax Band: C

22 Horsefields, , Gillingham, SP8 4UQ



Description

A well-presented three-bedroom mid terrace house benefiting from a garage, ample off-road parking, an enclosed rear garden, conservatory, gas-fired central heating, and double glazing throughout.

The accommodation comprises an entrance hall, fitted kitchen with an integrated AEG electric oven and gas hob, a spacious lounge/dining room with a gas coal-effect fireplace and patio doors opening to the conservatory and garden, three first-floor bedrooms, a family bathroom, and access to a partially boarded loft.

Outside, shared access leads to a tarmac driveway providing parking for one vehicle and access to the single garage, together with two additional parking spaces. The fully enclosed rear garden is laid to lawn with mature trees, roses, and shrubs.

Situation

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 2 chemists, 7 supermarkets to include Waitrose, 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.

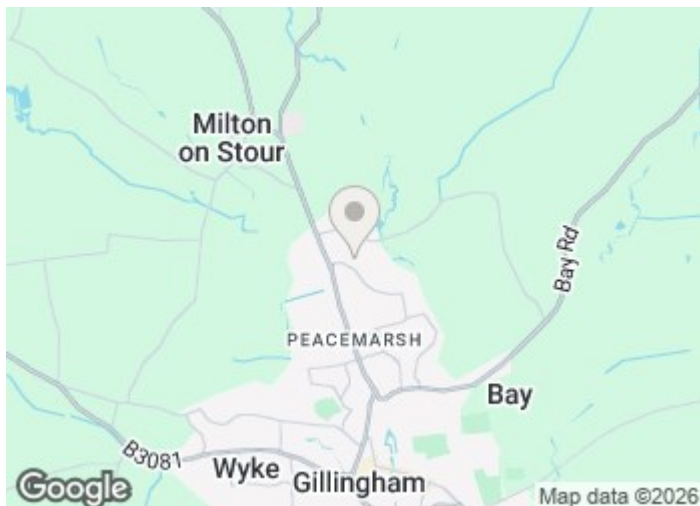
Council Authority: North Dorset District Council - Tel: 01258 454111

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:

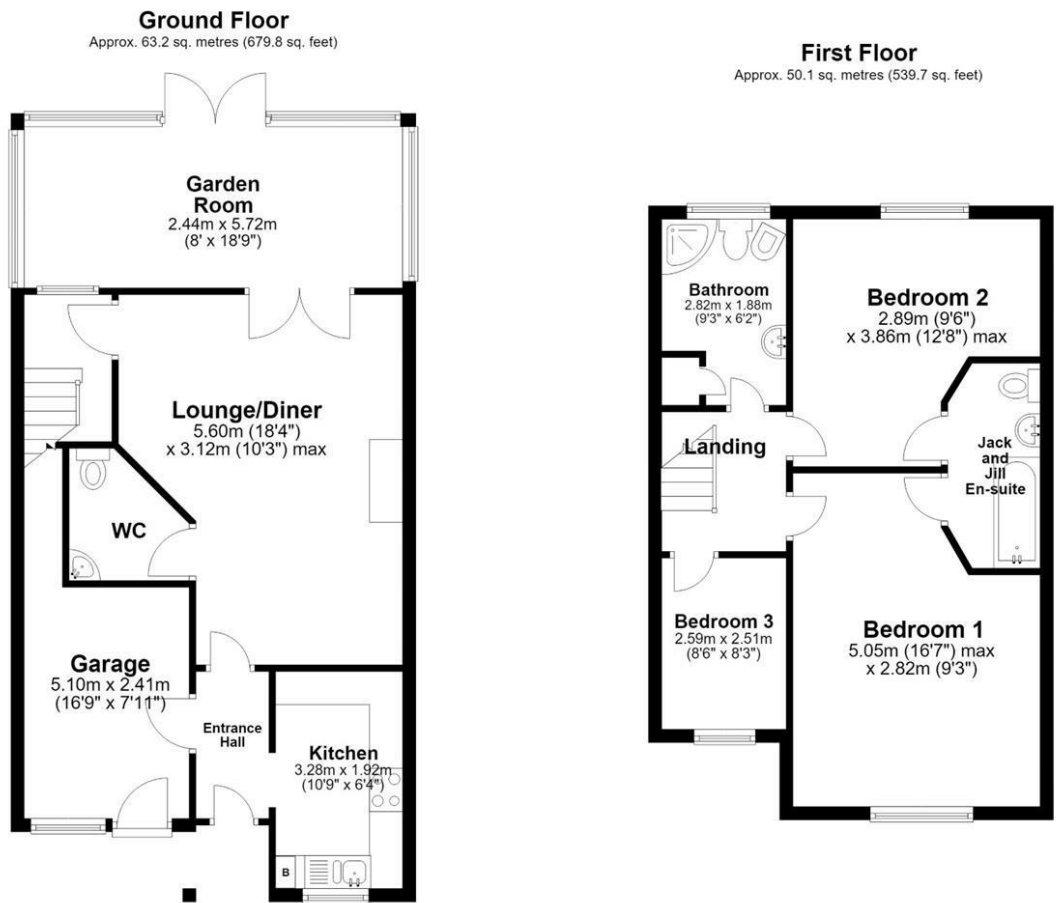
Rated: TBC ~ View at www.chaffersestateagents.co.uk



Directions



Floor Plan



Total area: approx. 113.3 sq. metres (1219.5 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 and 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 firms 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

