



**CHAFFERS**  
ESTATE AGENTS



## Palace Road

Gillingham, SP8 4PQ

This delightful three bedroom family home offers well presented, light and airy spacious rooms. Located on a corner plot situated on a popular residential development within easy distance to local shops, town centre, schools and mainline train station (Exeter-London/Waterloo). Offered to the market with no onward chain.

**Guide Price £260,000 Freehold**

Council Tax Band: D

# Palace Road

## Gillingham, SP8 4PQ



### DESCRIPTION

A modern three bedroom semi detached property located on a corner plot situated on a popular residential development within easy distance to local shops, town centre, schools and mainline train station (Exeter-London/Waterloo).

This delightful family home offers well presented, light and airy spacious rooms. Arranged over two floors, the accommodation in brief comprises:- Entrance hall with cloaks cupboard, telephone point, stairs to first floor and tiled flooring; a double aspect lounge with feature fireplace and double glazed doors to:- uPVC double glazed conservatory/dining room with vinyl flooring, wall lights and double glazed doors to rear garden; a modern kitchen/breakfast room fitted with a range of floor and wall units including a built in breakfast bar, space for cooker with cooker hood above, space for fridge/freezer, space for dishwasher, spotlights and concealed lights; utility room with wall cupboard, worktop, understairs cupboard with light, plumbing for washing machine, extractor fan and double glazed door to garden. A downstairs cloakroom completes the layout on this floor.

The landing on the first floor has doors to all rooms including:- an airing cupboard which houses the combi boiler and access to the roof. The main bedroom has built in double wardrobes and deep shelved cupboard, wall cupboards and door to:- ensuite shower room fitted with a white suite including a corner tiled shower cubicle, low level WC, pedestal wash basin, built in shelved cupboard and vinyl flooring; there are two further bedrooms with bedroom 2 benefitting from fitted double wardrobes and bed recess with overhead cupboards. To complete the accommodation on this floor is a family bathroom fitted with a white suite comprising panelled bath with mixer tap/shower attachment, pedestal wash basin with mixer tap, low level WC, extractor fan and vinyl flooring.

### OUTSIDE

An easy maintenance front garden which is laid to gravel with a variety of well established shrubs. Outside light.

Enclosed fenced rear garden which is paved for ease of maintenance edged with various flower & shrub beds and trees. There is also an outside tap, outside light and outside power point. Rear gate.

Single Garage (located at the rear of the property on the left hand side) with up & over door, light and power.

### 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 renown 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: 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: TBC



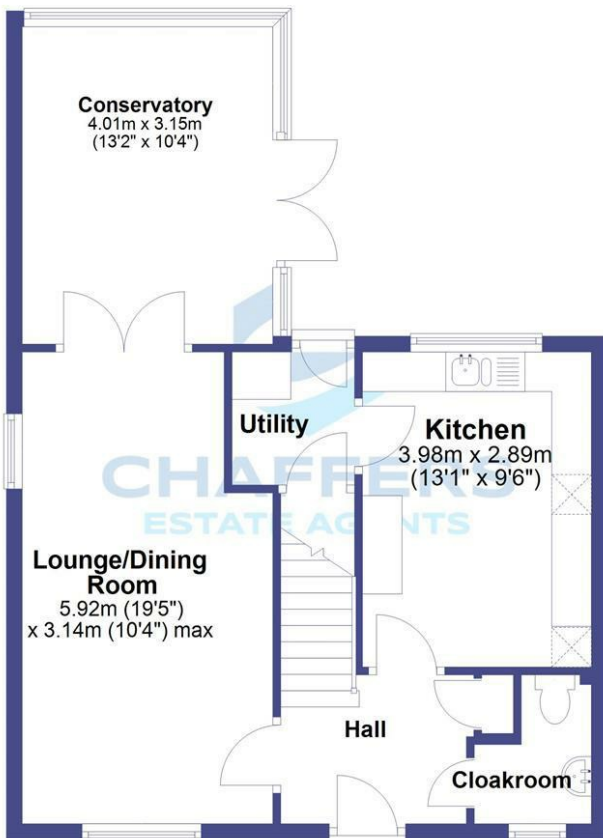
### Directions

From our Gillingham Office proceed up the High Street and continue onto Newbury. At the roundabout take the first exit and stay in the left hand lane going over the Railway Bridge. At the next set of traffic lights turn left onto King John Road and continue on this road which soon becomes Palace Road where Number 45 can be found on the right hand side.

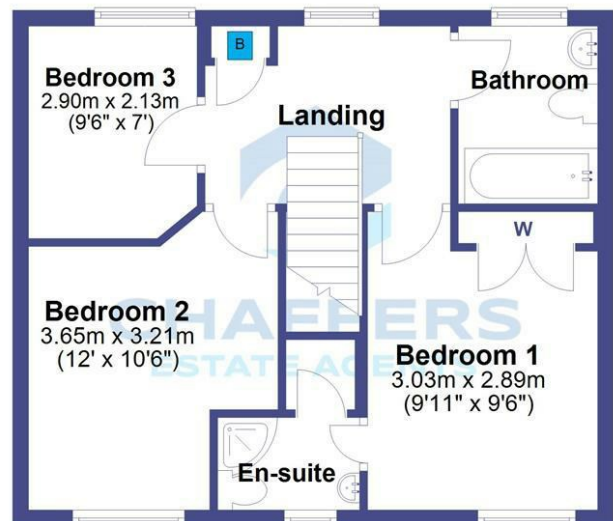


# Floor Plan

## Ground Floor



## First Floor



Total area: approx. 100.7 sq. metres (1083.9 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 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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		69	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	