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ESTATE AGENTS



62 Fairey Crescent,
, Gillingham, SP8 4NY

Immaculately presented three-bedroom semi-detached home featuring a stylish kitchen diner, spacious lounge with dining area, and a bright conservatory. Offering three well-proportioned bedrooms and a modern family bathroom, this property also benefits from a detached garage and a beautifully maintained, fully enclosed rear garden with pergola and patio area, ideal for outdoor entertaining.

Asking Price £330,000 Freehold

Council Tax Band: C

62 Fairey Crescent, Gillingham, SP8 4NY



Description

An immaculately presented three-bedroom semi-detached home, offering beautifully appointed and versatile living accommodation throughout. The ground floor boasts a spacious and elegantly designed lounge, seamlessly flowing into a separate dining area, with a light-filled conservatory beyond — perfectly suited for both everyday living and stylish entertaining.

The contemporary kitchen is finished to a high standard, featuring a range of sleek wall and base units, complemented by a stainless steel sink and drainer, with plumbing for a dishwasher and washing machine, as well as a dedicated space for a fridge and freezer.

On the first floor, the property offers three well-proportioned bedrooms and a well-appointed family bathroom, complete with a bath, low-level WC, and a bespoke vanity sink unit, all finished with a modern touch.

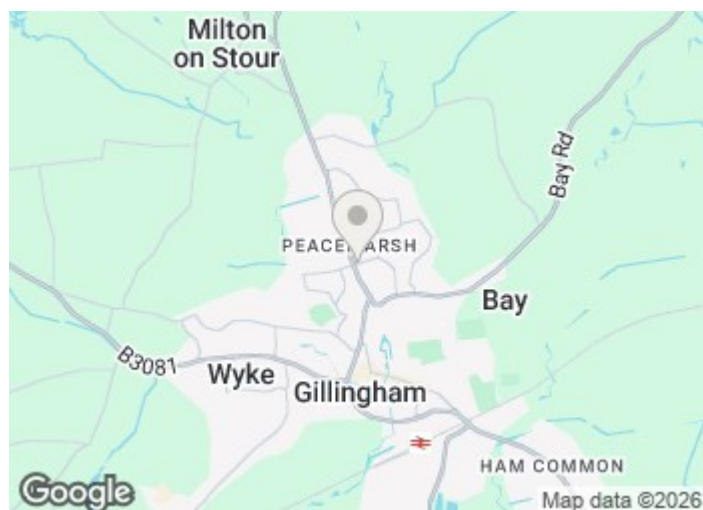
Externally, the home continues to impress with a detached single garage and a beautifully maintained rear garden (approx. 63 ft long), predominantly laid to lawn. A charming pergola with a paved patio area provides an idyllic setting for al fresco dining and relaxation, while fully enclosed boundaries and side access enhance both privacy and security.

Situation

Gillingham offers a good range of facilities, including two doctors' surgeries, dentists, two chemists, seven supermarkets, including Waitrose, a building society, a library, three primary schools, a renowned secondary school, a post office, a 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 (Metered), Gas, Electricity and Drainage. Council Authority: Dorset Council. Council Tax Band: C. Energy Performance Certificate (EPC): Rated D. Please note: all services and fittings mentioned in these particulars have not been tested and we cannot therefore confirm that they are in working order.

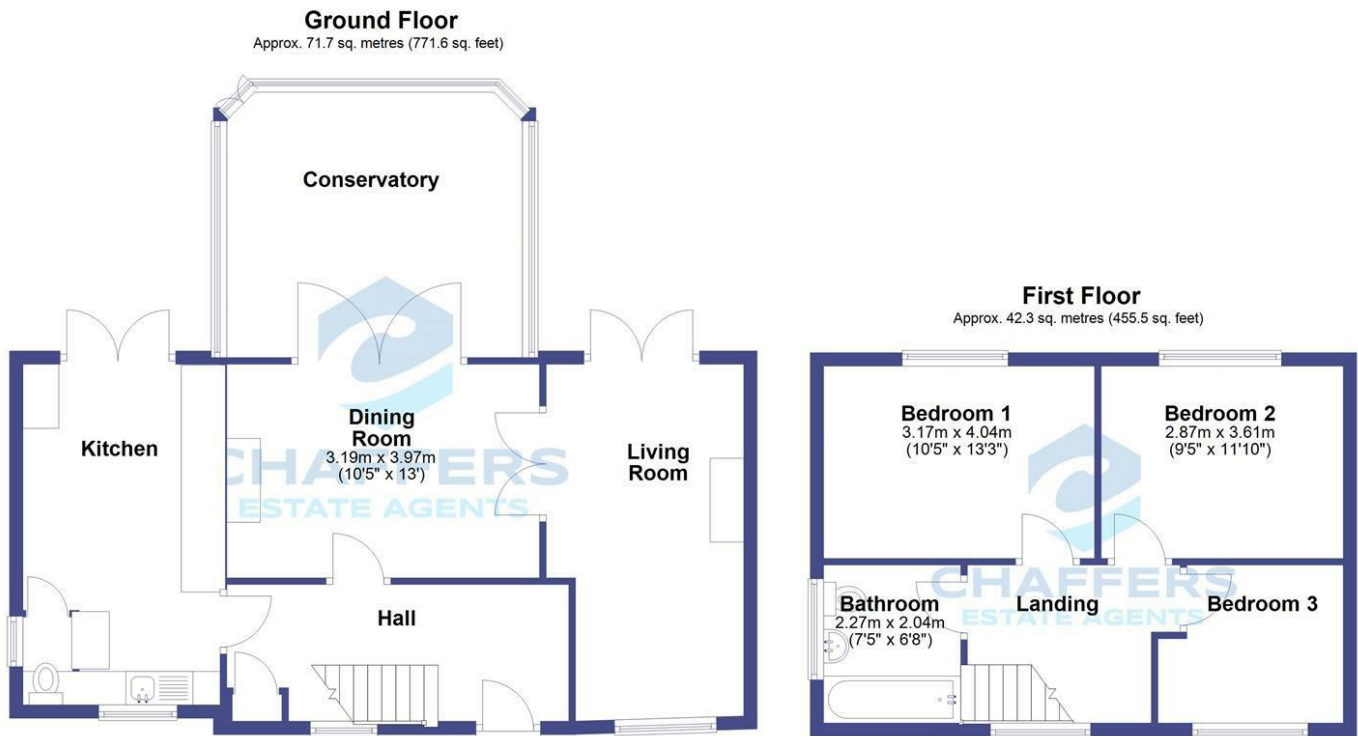


Directions

What three words: ///voltage.trickles.look



Floor Plan



Total area: approx. 114.0 sq. metres (1227.1 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.

6 The Centre High Street, Gillingham, Dorset, SP8 4AB
Tel: 01747 822233 Email: gillingham@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	