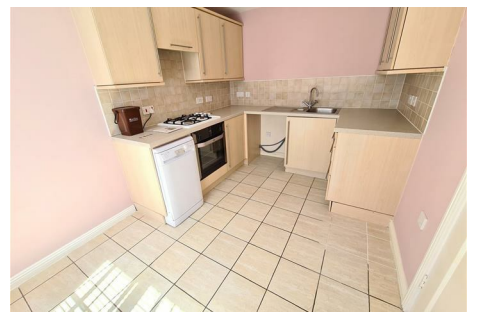




CHAFFERS
ESTATE AGENTS



1 Cerne Avenue Gillingham, SP8 4FW

A stylish three bedroom townhouse with the pleasing addition of a conservatory, conveniently located on a popular development on the Shaftesbury side of the town with walks on the doorstep.

£260,000 Freehold

Council Tax Band: C

1 Cerne Avenue

Gillingham, SP8 4FW



DESCRIPTION

A well-presented modern end of terrace 3 BEDROOM Town House with the pleasing addition of sized conservatory, allocated twin parking, located on a very popular development within walking distance of local supermarket and primary school. The accommodation is arranged over three floors, the ground floor comprises; hallway with stairs to first floor, door to cloakroom and further doors to a fitted kitchen/diner and Sitting room. A French door from the Sitting room leads into the conservatory which has double doors leading out into the rear garden. To the first floor is a landing with doors leading off to 2 bedrooms both with built in wardrobes and a family bathroom. Stairs lead up to the second floor where you will find the master bedroom, a really pleasant space, with

built in wardrobe/cupboard and door to the en suite shower room. Outside to the front of the property there are two allocated parking spaces. The rear garden is enclosed by a brick wall and panel fencing with a pedestrian rear garden, there is a central lawn with a paved surround.

LOCATION:

Gillingham offers a good range of facilities including doctors surgery, dentists, 3 chemists, 5 supermarkets to include Waitrose, 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.

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: C

The property is tenanted, spec shows library photos from 2023.

ADD INFO

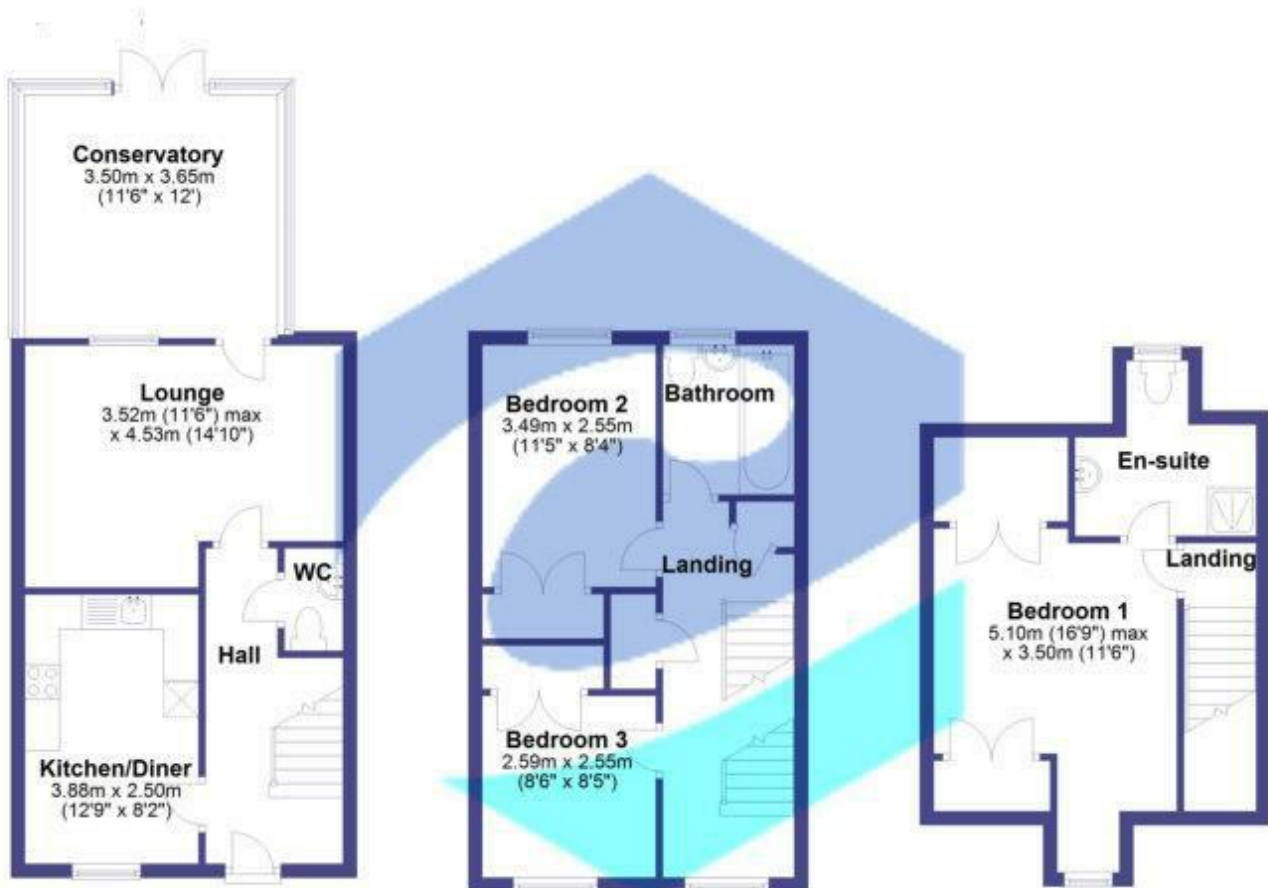


Directions

From our Shaftesbury Office proceed up the High Street through The Commons onto Bleke Street, at the 'T' junction turn left and continue on this road until reaching Gillingham. At the 'Aldi' roundabout take the third exit off onto Fern Brook Lane, Cerne Avenue is then the second turn right and No.1 will be found on the left hand side.



Floor Plan: Not to scale ~ For identification purposes only.



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) A			88
(81-91) B			
(69-80) C		77	
(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	