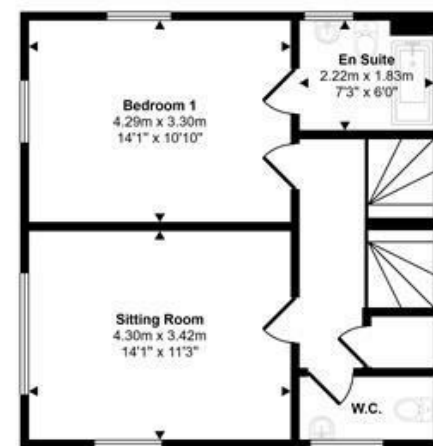
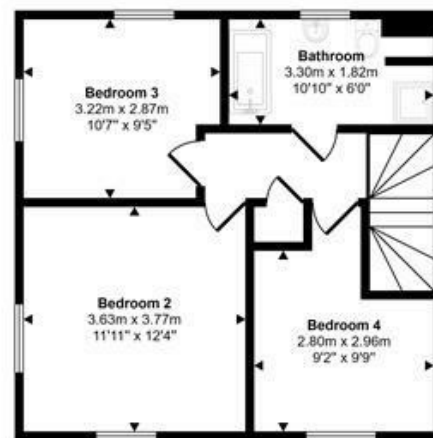




Ground Floor
Approx 47 sq m / 502 sq ft



First Floor
Approx 46 sq m / 496 sq ft



Second Floor
Approx 45 sq m / 482 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	86
(69-80) C			
(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	



Chaffinch Chase Gillingham

Asking Price
£367,500

A beautifully presented and well maintained linked attached townhouse with four generously sized bedrooms, enjoying a corner plot and boasting a tandem garage, which has light and power. The property is located in a popular residential area on the fringe of the town, close to open space and within a short walk of the local primary school with the senior school, again within an easy walk. The town centre and mainline train station are also within easy reach. The property is about sixteen years old and has been the very much cherished and enjoyed home to our seller for the last thirteen years. During this time it has been extremely well maintained and is offered for sale in excellent condition. The property benefits from gas fired central heating via radiators and uPVC double glazing with some windows having an attractive Georgian bar and a large bow window in the sitting room. The property also has high ceilings and a distant partial rural outlook from the top floor. The property, also benefits from a bright interior and an easy to use layout with flexibility on how the rooms are used. A great family home or interim downsizer to a more manageable garden without loss of too much internal space. A viewing is urged to really appreciate this fabulous home.

In brief, the ground floor accommodation consists of welcoming entrance hall, versatile reception room that could be used as a formal dining room, study or bedroom, good sized kitchen/dining room and utility room. There is also a cloakroom. On the first floor there is the sitting room with large bow window, another cloakroom and the principal bedroom with en-suite bathroom. The second floor has two double bedrooms, a single bedroom and bathroom. Outside, there is a pretty rear garden, parking for one car on the drive and a tandem garage with light and power.

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ACCOMMODATION

Ground Floor

Entrance Hall

Part glazed door opens into a welcoming entrance hall. Ceiling light. Smoke detector. Central heating thermostat. Radiator. Power points. Wood effect laminate flooring. Stairs rising to the first floor and white panelled doors to the cloakroom, kitchen and to the:-

Reception Room

A versatile room that may be used as a formal dining room, study, playroom or even a bedroom. Enjoying a double outlook with window to the front and side. Ceiling light. Radiator. Power, telephone and television points.

Kitchen/Dining Room

Window with tiled sill to the side aspect and double doors with full height windows to either side opening to the rear garden. Ceiling lights. Radiator. Power points - some with USB connection. Television connection. Fitted with a range of modern light wood grain effect kitchen units consisting of floor cupboards with drawers and eye level cupboards. Good amount of work surfaces with tiled splash back and one and half bowl stainless steel sink and drainer with swan neck mixer tap. Space and plumbing for a dishwasher. Space for a fridge/freezer. Built in electric oven and induction hob with extractor hood above. Tiled floor. Door to the understairs cupboard and to the:-

Utility Room

Part glazed door to the rear garden. Ceiling light. Extractor fan. Radiator. Power points. Central heating programmer. Wall cupboard housing the gas fired central heating boiler. Work surface with tiled splash back and stainless steel sink and drainer with mixer tap. Floor cupboard. Space and plumbing for a washing machine and space for a tumble dryer. Tiled floor.

Cloakroom

Obscured glazed window with tiled sill to the front elevation. Ceiling light. Radiator. Fitted with a pedestal wash hand basin with tiled splash back and low level WC with dual flush facility.

First Floor

Landing

Stairs rise and curve up to the galleried landing. Ceiling light. Smoke detector. Radiator. Power points. Deep over stairs storage cupboard. Stairs rising to the second floor and white panelled doors to all rooms.

Sitting Room

Window to the front and large bow window to the side aspect. Ceiling light. Radiator. Power, telephone and television points.

Bedroom One

Enjoying a double outlook with window to the side and overlooking the rear garden. Ceiling light. Radiator. Power and television points. White panelled door to the:-

En-Suite Bathroom

Obscured glazed window with tiled sill to the rear elevation. Ceiling light. Extractor fan. Radiator. Fitted with a modern suite consisting of pedestal wash hand basin with tiled splash back, low level WC with dual flush facility and bath with mains shower over and full height tiling to the surrounding walls. Wood effect vinyl flooring.

Cloakroom

Obscured glazed window with tiled sill to the front elevation.

Ceiling light. Radiator. Fitted with a corner pedestal wash hand basin with tiled splash back and low level WC with dual flush facility.

Second Floor

Landing

Ceiling light. Smoke detector. Access to the loft space. Radiator. Power points. Airing cupboard housing the hot water cylinder and fitted with slatted shelf. White panelled doors to all rooms.

Bedroom Two

Enjoying an outlook to the front and to the side with a partial distant rural view. Ceiling light. Radiator. Power and television points.

Bedroom Three

Window to the side and overlooking the rear garden. Ceiling light. Radiator. Power points.

Bedroom Four

Window to the front aspect. Ceiling light. Radiator. Power points.

Bathroom

Obscured glazed window with tiled sill to the rear elevation. Ceiling light. Radiator. Storage shelves. Fitted with a bath with tiled splash back, pedestal wash hand basin with tiled splash back, low level WC with dual flush facility and large tile shower cubicle with sliding screen and mains shower. Tiled floor.

Outside

Garden

To the back of the house there is a good sized paved seating area where there is an outside tap. The rest of the garden is laid to lawn edged by shrub and flower beds with a wide corner bed retained by a low stonewall and planted with a variety of shrubs and flowers. The garden is fully enclosed in the most part by brick walls and enjoys a good amount of sun. A timber gate opens to the side pavement.

Tandem Garage and Parking

10.62m x 2.69m (34'10" x 8'10")

The driveway is located to the rear of the garden. The tandem garage has an up and over door, fitted with light and power and has rafter storage. There is on road parking adjacent to the gate.

Useful Information

Energy Efficiency Rating C
Council Tax Band E
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold

Directions

From Gillingham Town

Leave the town heading towards Shaftesbury. At the third set of lights turn right into Kingfisher Avenue. At the roundabout bear take the last exit and bear to the left into Jay Walk. Proceed over the square and take the next turning left into Chaffinch Chase. The property will be found on the right hand side on the corner with Wren Place. Postcode SP8 4GT



DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.