



**CHAFFERS**  
ESTATE AGENTS



## 4 Duncliffe Close , Gillingham, SP8 4TU

AN IMMACULATE TWO BEDROOM DETACHED BUNGALOW IN A MUCH SORT AFTER AREA OF GILLINGHAM. ENTRANCE HALL - SITTING ROOM - KITCHEN/DINER - CONSERVATORY - 2 DOUBLE BEDROOMS - ENSUITE SHOWER ROOM TO THE PRINCIPLE BEDROOM - BATHROOM - GARAGE - GARDENS

**£1,300 PCM**  
Council Tax Band: E

## 4 Duncliffe Close , Gillingham, SP8 4TU



- Ent Hall
- Kitchen / Diner
- Gas CH
- Lounge
- Bathroom / W.C.
- Garage
- Sun Lounge
- Double Glazing
- Garden

### DESCRIPTION

AN IMMACULATE TWO BEDROOM DETACHED BUNGALOW IN A MUCH SORT AFTER AREA OF GILLINGHAM. ACCOMMODATION COMPRISES: ENTRANCE HALL - SITTING ROOM - KITCHEN/DINER - CONSERVATORY - 2 DOUBLE BEDROOMS - ENSUITE SHOWER ROOM TO THE PRINCIPLE BEDROOM - BATHROOM - GARAGE - GARDENS

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.

### SITUATION

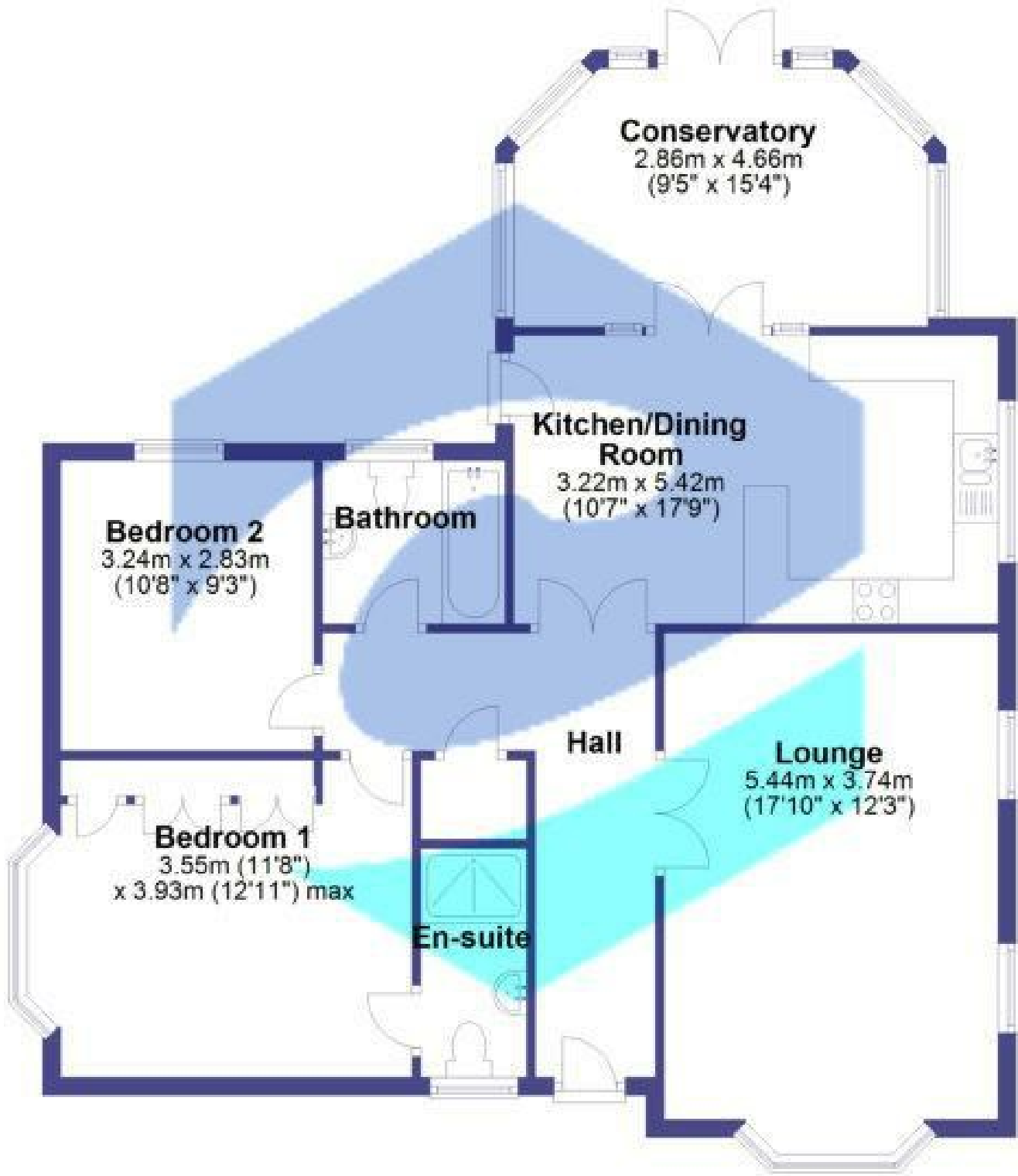
Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 5 supermarkets to include Waitrose, bank and a building society, library, 3 primary schools and well renown secondary school, post



### Directions



## Floor Plan



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.

48 High Street, Shaftesbury, Dorset, SP7 8AA  
 Tel: 01747 852301 Email: shaftesbury@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>		74	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	