



**CHAFFERS**  
ESTATE AGENTS



## 17 Palace Road

, Gillingham, SP8 4PQ

Asking Price £229,950 Freehold



A well presented two bedroom middle of terrace house situated within easy reach of town centre facilities and Gillingham station. The property benefits from parking and an attractive rear garden. EPC Rated C





## DETAILS

The property is entered via a hallway with stairs rising to the first floor and doors leading to the kitchen, living room and WC. The kitchen faces the front and has a range of base and wall mounted units, with a built in electric double oven, 4 ring gas hob, sink unit, and space for additional appliances. The living room is a spacious room, with a window and French doors leading to the garden, as well as a cupboard under the stairs.

On the first floor the landing has an airing cupboard. There are two spacious double bedrooms, both benefitting from built in wardrobes. Completing the first floor accommodation is a shower room.

Outside the rear garden is generously proportioned with areas of patio and artificial lawn, with a variety of mixed shrub and herbaceous borders. To the rear is raised and covered seating area as well as a timber shed. To the left of the property there is a designated parking area for two vehicles.

## 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 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: B

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

Charges: The property is subject to a service charge for the communal parking and the area to the front of the house. Managed by Sovereign £39 per year (2024)

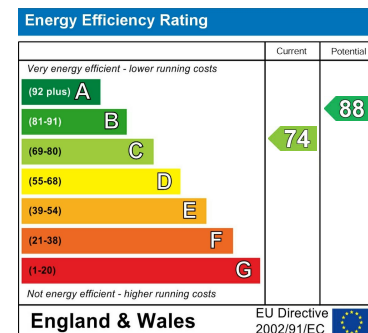
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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