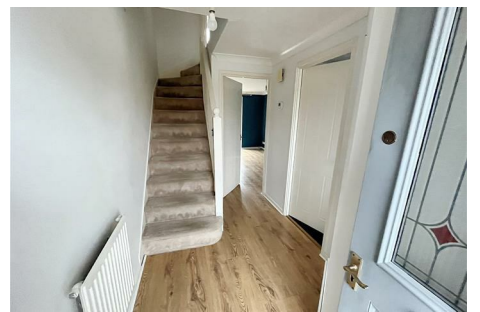




CHAFFERS
ESTATE AGENTS



19 Camelot Way
Gillingham, SP8 4SY

OFFERED TO THE MARKET WITH NO FORWARD CHAIN

A two bedroom middle of terrace house located on a much favoured development on the Wyke side of the Gillingham. EPC Rated C

£1,000 Per Calendar Month

Council Tax Band: B

19 Camelot Way

Gillingham, SP8 4SY



DESCRIPTION

A two bedroom middle of terrace house located in a sought after development in the Wyke area of Gillingham. The house benefits from gas central heating and double glazing.

The accommodation is set over two floors having an entrance hall, fitted kitchen with oven, hob and cooker hood, good sized lounge/diner with patio doors to the rear garden, upstairs there are two good bedrooms and bathroom.

Outside there is parking for two vehicles, a front garden & a good sized rear garden with patio and lawn. The house is equally suited as a first or investment home.

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 renowned 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



Directions





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

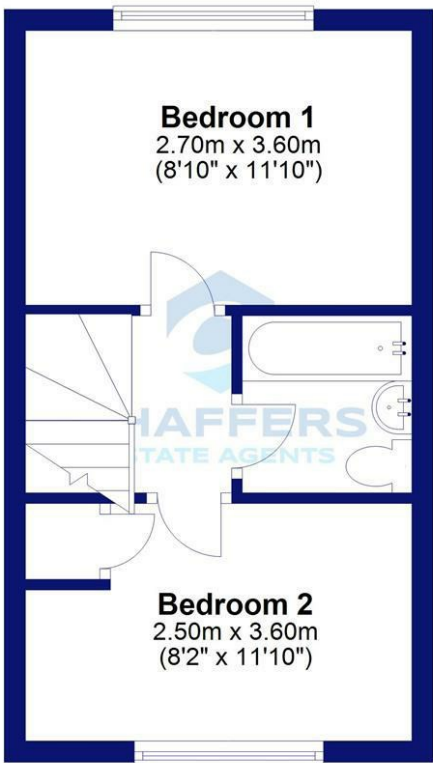
Ground Floor

Approx. 24.3 sq. metres (261.9 sq. feet)



First Floor

Approx. 24.3 sq. metres (261.8 sq. feet)



Total area: approx. 48.7 sq. metres (523.7 sq. feet)

Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(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