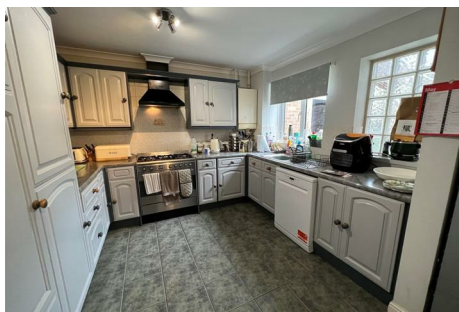




CHAFFERS
ESTATE AGENTS



10 Pimpernel Court , Gillingham, SP8 4UW

*****INTERNAL VIEWING RECOMMENDED***** ~ A Deceptively spacious THREE BEDROOM detached FAMILY HOME with a conservatory, garage and an enclosed rear garden, located in the much favoured Wyke area of town easily accessible to town centre, primary school, and country/riverside walks. EPC BAND:- D

Asking Price £315,000 Freehold

Council Tax Band: D

10 Pimpernel Court

, Gillingham, SP8 4UW



- DETACHED FAMILY HOME
- LIVING ROOM
- GARAGE AND DRIVEWAY PARKING
- CONVENIENT LOCATION
- THREE BEDROOMS
- EN-SUITE SHOWER ROOM
- CONSERVATORY
- KITCHEN/DINING ROOM
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN

DESCRIPTION

A deceptively spacious three bedroom detached family home located in the much favoured Wyke area of town within easy distance to town centre, primary school, country/riverside walks.

The accommodation on the ground floor welcomes an open plan kitchen/dining room fitted with a range of floor and wall units including space for a small range type cooker, space for a dishwasher. Double glazed patio doors opening onto a good sized conservatory; the hallway has stairs to the first floor with an under stairs cupboard and door to a downstairs cloakroom. To complete the layout on this floor is a nice sized living room with a double glazed bay window to the front aspect, laminate flooring.

The landing on the first floor has an airing cupboard and access to the loft with doors leading off to all rooms. Bedroom 1 is a good sized double bedroom with fitted wardrobes and door to an en-suite shower room; 2 further

Bedrooms. There is a family bathroom fitted with a panelled bath with shower attachment over, pedestal wash basin and W.C.

The property benefits from gas central heating, double glazing, upvc facias, parking, conservatory, single garage and a good sized rear garden.

OUTSIDE

Tarmacadam driveway providing parking leading to: Single Garage with up and over door, light and power, personal door.

Front garden laid to shingle for ease of maintenance edged with shrubs and side access to:

An enclosed fenced rear garden predominantly laid to lawn with tree, flower and shrub borders, patio and gravelled seating areas, 'Lock In' outdoor bar. Outside tap and light. Rear access to the garage.

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets including a 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 (Meter), Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: D

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: D



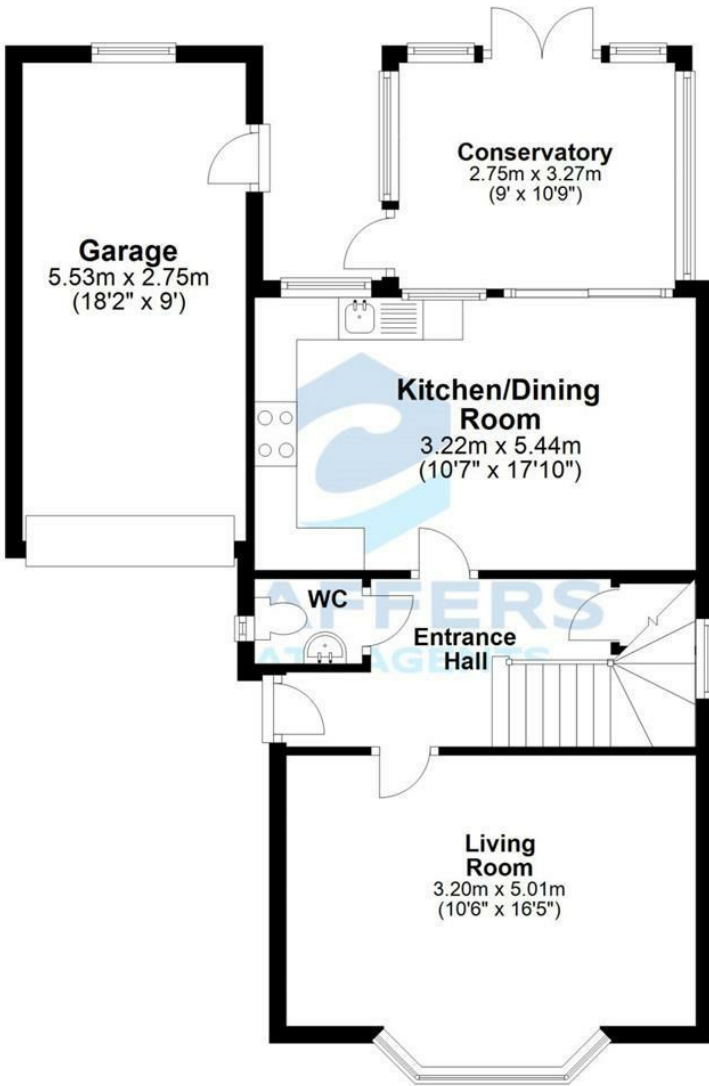
Directions

From our Gillingham Office proceed down the High Street and bear right onto St. Martin's Square. At the 'T' junction turn right onto Le Neubourg Way/B3092. Turn right onto Cemetery Road which soon becomes Rolls Bridge Way. Continue along this road. Turn left onto Woodsage Drive and then right onto Pimpernel Court. Turn left to stay on Pimpernel Court where you will find Number 10.

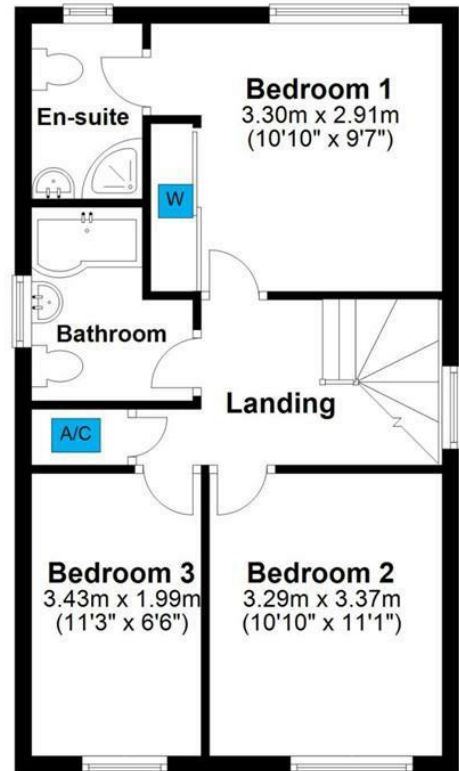


Floor Plan

Ground Floor



First Floor



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			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	