



CHAFFERS
ESTATE AGENTS



15 Iris Gardens Gillingham, SP8 4QY

A well presented THREE BEDROOM detached CHALET BUNGALOW with garage and gardens, located in a quiet cul-de-sac on the much favoured Wyke side of town within easy distance to local shops, bus routes, countryside walks, town centre and mainline train station (Exeter-London/Waterloo). EPC Band:- D

Asking Price £325,000 Freehold

Council Tax Band: D

15 Iris Gardens

Gillingham, SP8 4QY



- DETACHED CHALET BUNGALOW
- TWO/THREE BEDROOMS
- LOUNGE
- KITCHEN
- SHOWER ROOM
- BATHROOM
- FRONT AND REAR GARDENS
- TANDEM GARAGE/WORKSHOP
- GAS CENTRAL HEATING
- DOUBLE GLAZING

DESCRIPTION

A well presented two/three bedroom detached chalet bungalow with garage and gardens, located in a quiet cul-de-sac on the much favoured Wyke side of town within easy distance to local shops, bus routes, countryside walks, town centre and mainline train station (Exeter-London/Waterloo).

This delightful home is immaculately presented throughout and offers spacious accommodation which in brief comprises:- Entrance hallway with stairs to the first floor, under stairs storage and doors off to all rooms; lounge with feature fireplace housing a gas fire and double glazed patio doors opening onto the rear garden; a well equipped kitchen fitted with a range of floor and wall units including a built in electric oven, gas hob with cooker hood above, integral fridge, space and plumbing for washing machine; door to rear porch which has doors to the front, rear garden and garage; a dining room which could also be doubled up as bedroom 3; a downstairs

wet room completes the layout on this floor. The landing on the first floor has a storage cupboard which houses the boiler and doors to:- a double aspect main bedroom which benefits from a built in wardrobe; bedroom 2 and a family bathroom. The property benefits from gas central heating, double glazing, tandem garage, front and rear gardens.

INTERNAL VIEWING HIGHLY RECOMMENDED

OUTSIDE

A large sweeping tarmac driveway provides ample off road parking leading to a tandem garage/workshop which has an electric door, light and power, space for tumble drier and over head storage.

There are two lawned areas to the front with a rockery, well established shrubs and trees. Enclosed fenced easy maintenance rear garden which is predominantly laid to lawn edged with shrubs and trees. There is a water butt and an outside tap.

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 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: C

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

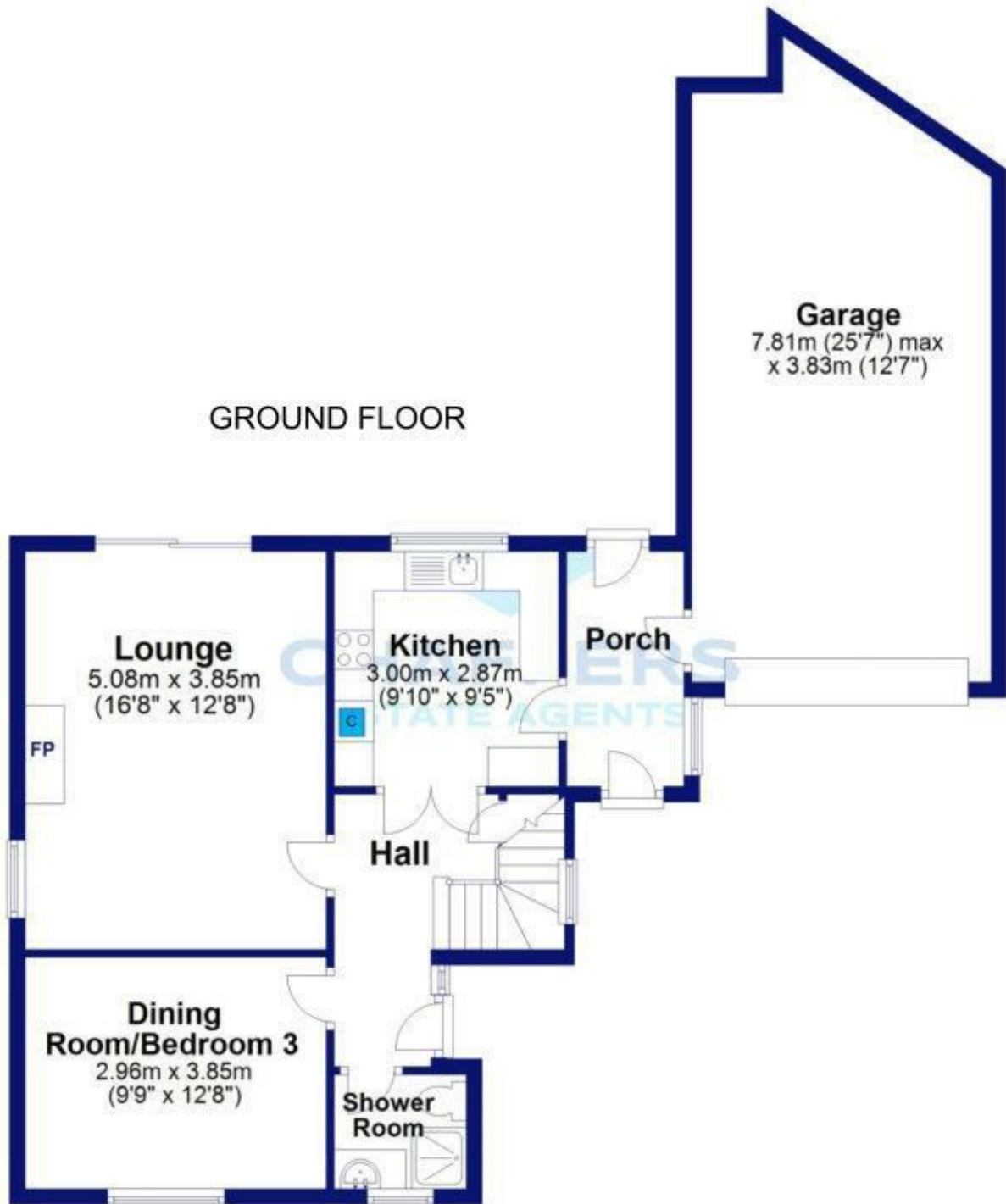


Directions

From our Gillingham Office proceed down the High Street and bear right onto St Martin's Square. At the 'T' junction turn left onto Le Neubourg Way/B3092. Continue along this road and at the traffic lights, turn right onto Wyke Street/B3081 and after a short distance turn left onto Broad Robin. Turn Left onto Iris Gardens where Number 15 can be found on the right hand side.



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		67	
(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	