



CHAFFERS
ESTATE AGENTS



12 Briar Close

Gillingham, SP8 4SS

NO FORWARD CHAIN An attractive substantial **FOUR BEDROOM** detached **FAMILY HOME** with **DOUBLE GARAGE** located in a highly sought after quiet residential area on the Wyke side of town within easy distance to the town centre, amenities, country/riverside walks and mainline train station (Exeter-London/Waterloo). EPC Band: D

Offers In Excess Of £465,000 Freehold

Council Tax Band: E

12 Briar Close

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- DETACHED FAMILY HOME
- UTILITY ROOM
- DINING ROOM
- DOUBLE GLAZING
- FOUR BEDROOMS
- LOUNGE
- EN-SUITE AND FAMILY BATHROOM
- KITCHEN
- OFFICE/STUDY
- GAS CENTRAL HEATING

DESCRIPTION

An attractive substantial four bedroom detached family home with double garage located in a highly sought after quiet residential area on the Wyke side of town within easy distance to the town centre, amenities, country/riverside walks and mainline train station (Exeter-London/Waterloo). This delightful home offers spacious and versatile accommodation arranged over two floors and in brief comprises:- Entrance hallway with stairs to the first floor and under stairs cupboard; a good sized well equipped kitchen fitted with a range of floor and wall units including a built in oven, electric hob with cooker hood above, integral fridge, larder cupboard and space for breakfast table; utility room including a freezer, washing machine, boiler and door to rear garden; a well proportioned lounge with feature fireplace and patio doors to garden; a useful study with front aspect; dining room with a lovely bay window; a downstairs cloakroom which completes the layout on this floor. The landing on the first floor leads to the bedrooms and also gives access to a loft and an airing cupboard; Bedroom 1 is double aspect with door to an en-suite shower room; three further

bedrooms all with built in wardrobes; family bathroom with panelled bath, shower over head, low level WC, pedestal wash hand basin and a medicine cupboard.

The property benefits from gas central heating, double glazing, driveway parking for 2 cars, double garage, front and rear gardens.

OUTSIDE

Concrete and brick paved driveway providing ample parking for 2 cars leading to:- Double Garage with up and over doors, light and power. Front garden which is laid to lawn with a variety of shrubs.

A fully enclosed private and secluded fenced rear garden which is predominantly laid to lawn edged with mature shrub borders, trees, large patio, small pond, greenhouse, shed and side access.

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.

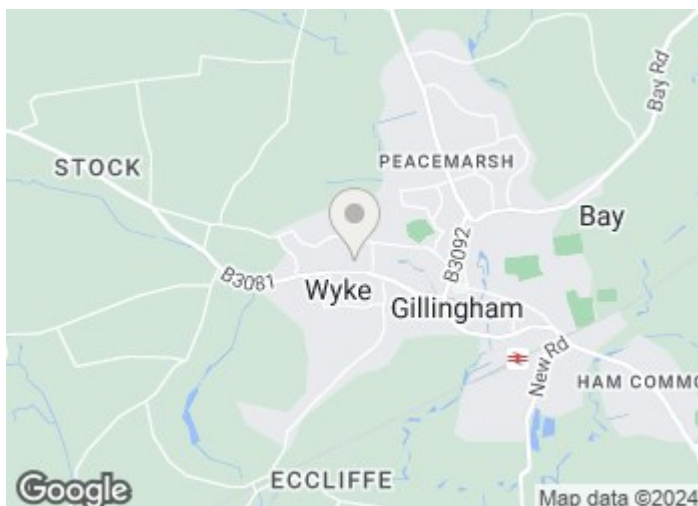
ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: E

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. After a short distance turn right onto Cemetery Road which soon becomes Rolls Bridge Way. Turn left onto Coldharbour and then right onto Briar Close where Number 12 can be found on your 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
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	