



59 JAY WALK
GILLINGHAM, SP8 4GY

£200,000
FREEHOLD

A MUST VIEW PROPERTY A fantastic opportunity to acquire a well presented TWO BEDROOM mid terraced house located on the Shaftesbury side of town within easy distance to local shops, garden centre, countryside walks, town centre and mainline train station (Exeter-London/Waterloo).
EPC Band:- C



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DESCRIPTION

A fantastic opportunity to acquire a well presented two bedroom mid terraced house located on the Shaftesbury side of town within easy distance to local shops, garden centre, countryside walks, town centre and mainline train station (Exeter-London/Waterloo).

This wonderful home offers good sized accommodation throughout and in brief comprises:- Entrance hallway with stairs to the first floor and an under stairs cupboard; a well equipped kitchen fitted with a range of floor and wall units including a built in oven, gas hob with cooker hood above and space for fridge/freezer; a well proportioned lounge/diner with double doors opening onto rear garden; the downstairs WC has been converted into an utility room. The landing on the first floor leads to:- main bedroom with built in cupboard; bedroom 2 and a family bathroom which comprises panelled bath with shower above, pedestal wash hand basin and low level WC.

The property benefits from gas central heating, double glazing, allocated parking space and an enclosed rear garden.

OUTSIDE

Front garden is laid to gravel for ease of maintenance.

Allocated parking space.

Enclosed fenced rear garden which is laid to lawn, paved patio and a side gate.

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

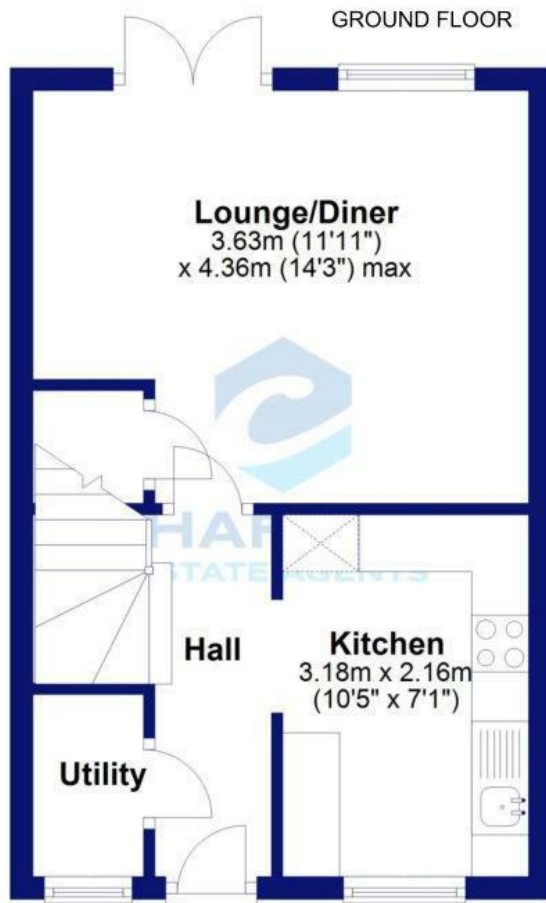
Band: B

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: TBC

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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