



**CHAFFERS**  
ESTATE AGENTS



## 6 Woodpecker Meadow , Gillingham, SP8 4GB

A delightful THREE DOUBLE BEDROOM semi detached family home located on the Shaftesbury side of town within easy distance to local shops, garden centre, town centre, amenities, countryside walks and main line train station (Exeter-London/Waterloo).

EPC Band:- TBC

**Asking Price £280,000 Freehold**

**Council Tax Band: C**

# 6 Woodpecker Meadow

, Gillingham, SP8 4GB



- SEMI DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- LOUNGE/DINER
- KITCHEN
- DOWNSTAIRS CLOAKROOM
- EN-SUITE SHOWER ROOM AND A FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- LINKED CAR PORT
- GARAGE/UTILITY & GARDENS

## DESCRIPTION

A three double bedroom semi detached family home located on the Shaftesbury side of town within easy distance to local shops, garden centre, town centre, amenities, countryside walks and main line train station (Exeter-London/Waterloo).

The property offers spacious accommodation which is arranged over two floors and in brief comprises:- Entrance hall with stairs to the first floor; a double aspect kitchen fitted with a range of floor and wall units including a built in double oven, ceramic hob with cooker hood above and space for fridge/freezer; a good sized double aspect lounge/diner with an under stairs storage cupboard and double doors to conservatory; a downstairs cloakroom completes the layout on this floor. The landing on the first floor leads to all rooms which include:- main bedroom with door to an en-suite shower room; two further double bedrooms and a family bathroom which is fitted with a panelled bath, pedestal wash hand basin

and low level WC.

The property benefits from gas central heating, double glazing, linked car port, garage/utility and gardens.

## OUTSIDE

Front Garden Paved for ease of maintenance enclosed with wrought iron railings.

Side Off road parking with double wooden gates which open onto a further driveway providing off road parking and access to the single garage/utility. The garage is separated into two parts. Front part measures 2.69m x 2.90m with up and over door, eaves storage space, light and power. The rear of the garage (2.70m x 2.31m) has been converted into a utility area with double glazed window, double glazed door to rear garden, light and power.

Please note the garage can be converted back to use as a conventional garage if required.

Enclosed fenced rear garden Laid to lawn, patio, gravelled area and gate access to side.

## 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

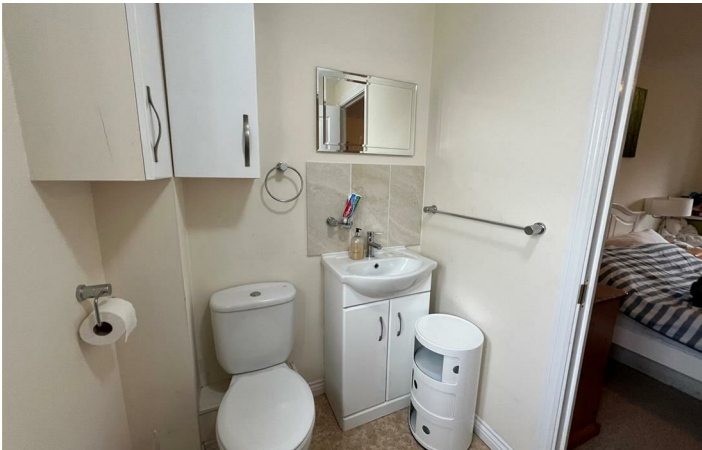
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: TBC

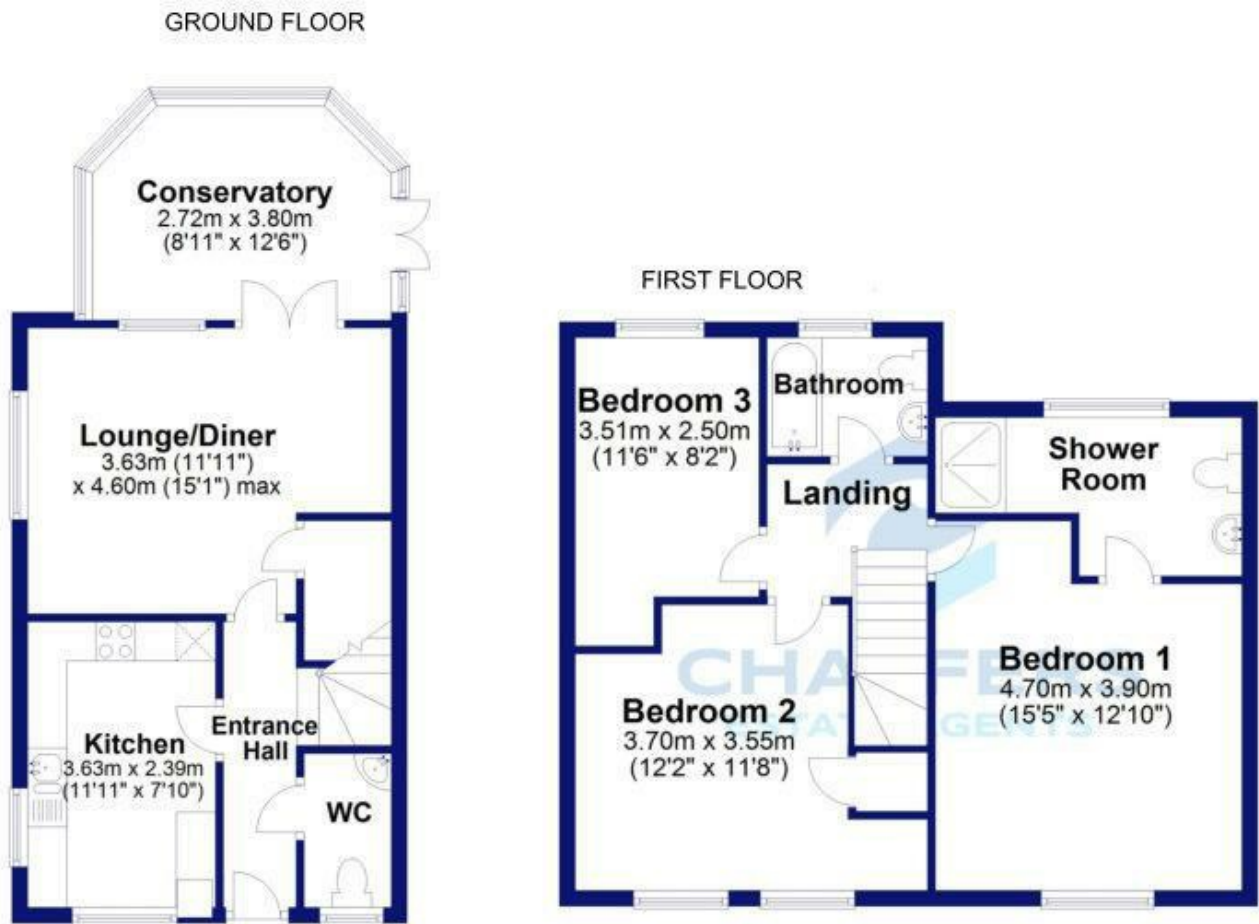


## Directions





# 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			87
(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	