



CHAFFERS
ESTATE AGENTS



8 Newton Close Gillingham, SP8 4SN

VENDOR SUITED A fantastic opportunity to acquire an attractive FOUR BEDROOM detached CHALET HOUSE located on the Wyke side of town with gas central heating, double glazing, ample parking, double garage, front and rear gardens.

VIEWING HIGHLY RECOMMENDED EPC Band:- C

Asking Price £375,000 Freehold

Council Tax Band: E

8 Newton Close

Gillingham, SP8 4SN



- DETACHED CHALET
- KITCHEN
- AMPLE PARKING
- CONVENIENT QUIET CUL-DE-SAC
- FOUR BEDROOMS
- DOWNSTAIRS CLOAKROOM
- DOUBLE GARAGE
- LOUNGE/DINER
- MODERN BATHROOM
- FRONT AND REAR GARDENS

LOCATION DESCRIPTION

A fantastic opportunity to acquire an attractive four bedroom detached chalet house situated on the much sought after Wyke side of town, enjoying a quiet and popular cul-de-sac location within easy walking distance to local shops, primary school, countryside walks, town centre and mainline train station (Exeter-London/Waterloo).

This delightful property offers spacious and versatile, comfortable living accommodation which is arranged over two floors and in brief comprises of:- Entrance hall with stairs to the first floor and under stairs cupboard; a triple aspect lounge/dining room featuring a fireplace, pair of sliding double glazed doors giving access onto the rear and side gardens; a well equipped kitchen fitted with a range of solid oak floor and wall units including a built in double electric oven and grill, inset electric Halogen hob with extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, gas fired boiler and half timber panelled back door; a downstairs cloakroom completes the layout on this floor. The landing on the first floor has a useful storage cupboard, a velux window and leads to all

rooms:- there are two good sized bedrooms both with access to eaves storage space; a modern family bathroom fitted with a white suite comprising of a bath, W.C, inset porcelain sink, separate shower cubicle, built in airing cupboard housing hot water tank, heated towel rail/radiator and built in cupboard. The property benefits from gas central heating, double glazing, ample parking, double garage, front and rear gardens.

VIEWING HIGHLY RECOMMENDED EPC Band:- D

OUTSIDE

Large tarmac driveway providing ample parking which leads to:-

Double Garage with up and over doors, personal door light and power.

Front garden Laid to lawn with well established flower and shrub borders, trees and outside lights. There is also a useful side area with secure wooden gates which provides additional parking and benefits from a power socket for mobile home/caravan.

Side gate leads to:-

An attractive, well maintained enclosed rear garden with a traditional style feature lawn edged with well stocked flower and shrub

borders, patio, paved pathways which connect all areas of the garden, ornamental pond, trees and outside tap.

LOCATION

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

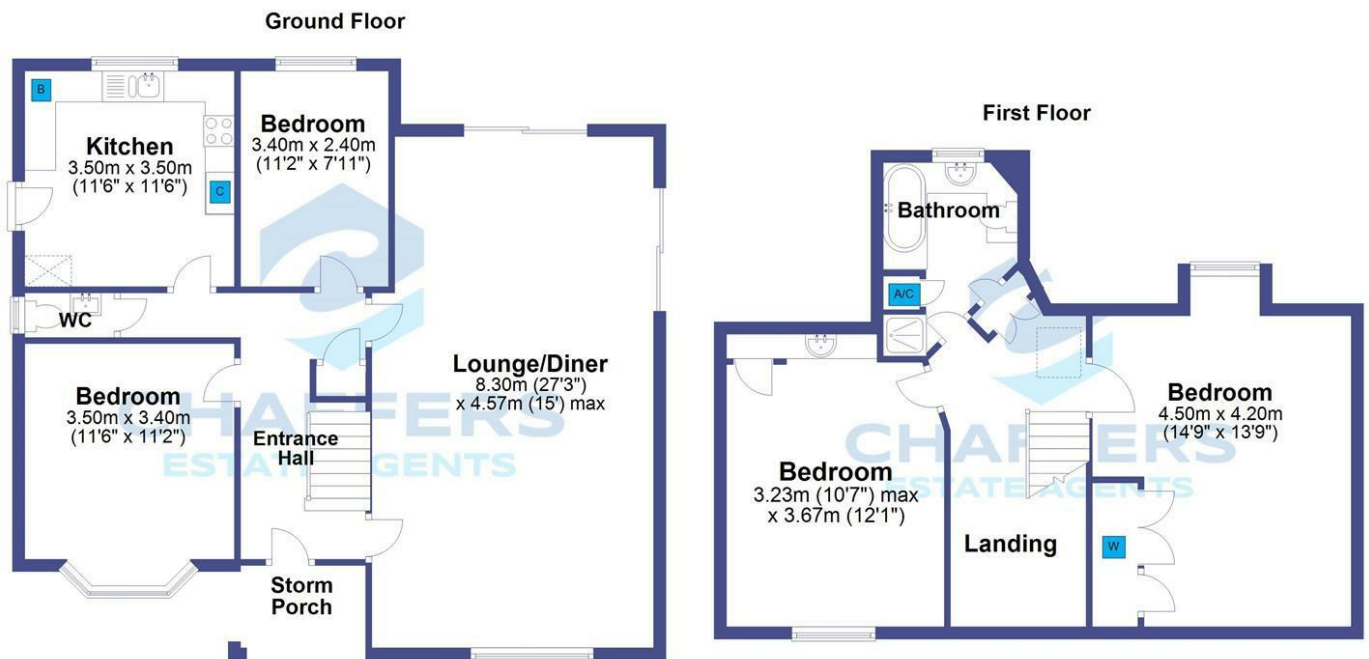


Directions

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. At the traffic lights turn right onto Wyke Street/B3081. Continue on this road and take a left onto Broad Robin. Turn right onto Deane Avenue and then right again onto Newton Close. Turn right again to stay on Newton Close where Number 8 can be found on the left hand side.



Floor Plan



Not to scale. For illustration purposes only. Plan indicates property layout only. Plan produced using PlanUp.

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			
(69-80) C		71	82
(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	