



CHAFFERS
ESTATE AGENTS



45 Sylvan Way
Gillingham, SP8 4EQ

*****VENDOR SUITED*****A TWO BEDROOM semi detached chalet style house WITH PLUMBING AND SPACE FOR A SECOND BATHROOM is being brought to the market located in a quiet sought after residential area within easy distance to local shops, hairdressers, bus routes, town centre and mainline train station (Exeter-London/Waterloo). EPC Band:- C

Offers Over £200,000 Freehold
Council Tax Band: C

45 Sylvan Way

Gillingham, SP8 4EQ



- SEMI DETACHED CHALET STYLE HOUSE
- LOUNGE
- GARAGE
- DOUBLE GLAZING
- TWO BEDROOMS
- DOWNSTAIRS BATHROOM PLUS UPSTAIRS WC WITH EN-SUITE OPPORTUNITY
- FRONT AND REAR GARDENS
- KITCHEN
- DRIVEWAY PARKING
- GAS CENTRAL HEATING

DESCRIPTION

A delightful two bedroom semi detached chalet style house is being brought to the market located in a quiet sought after residential area within easy distance to local shops, hairdressers, bus routes, town centre and mainline train station (Exeter-London/Waterloo). This property is in need of slight modernisation throughout and offers spacious accommodation which in brief comprises:- Entrance hall with a large airing cupboard and doors to:- a well proportioned lounge with large front aspect window, fireplace housing, a gas fire and stairs to the first floor; kitchen fitted with a range of floor and wall units, built in electric oven, electric hob with cooker hood above, a large built in pantry cupboard, small breakfast bar, space for a washing machine and door to:- conservatory with patio doors to the rear garden. To complete the layout on this floor is a bathroom fitted with vinyl flooring, a panelled bath, pedestal wash basin, WC, extractor fan and radiator.

The landing on the first floor leads to two good sized bedrooms and an upstairs WC, with space for an ensuite opportunity.

The property benefits from gas central heating, double glazing, large conservatory, ample driveway parking, single garage, front and rear gardens.

OUTSIDE

Front garden mainly laid to lawn with small shrub border and wall.

Fully enclosed fenced rear garden, mainly laid to lawn, outside tap and a patio seating area. Door to single garage and gate access to the front of the property.

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.

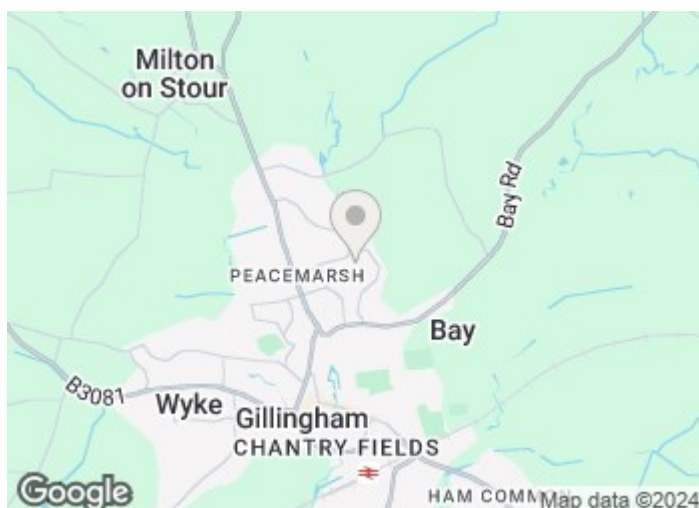
ADDITIONAL INFORMATION

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: TBC



Directions

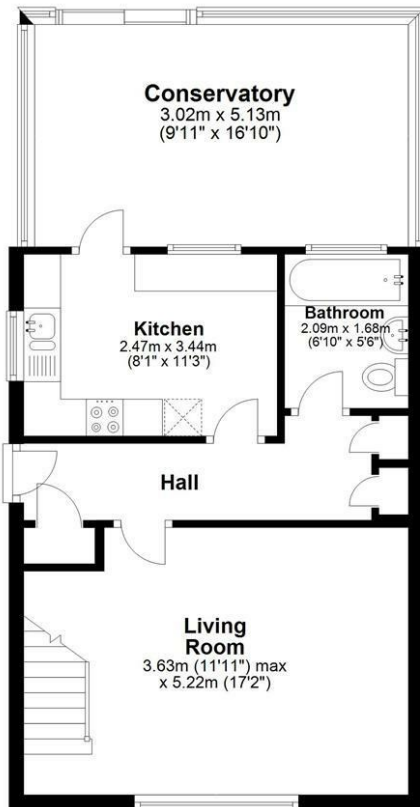
From our Gillingham Office proceed down the High Street bearing right onto Queen Street. Take the first turning right and continue along Queen Street. At the 'T' junction turn right onto Bay Road. Take the third turning on the left into Shreen Way and then the next left onto Sylvan Way where No.45 can be found on the left hand side.



Floor Plan

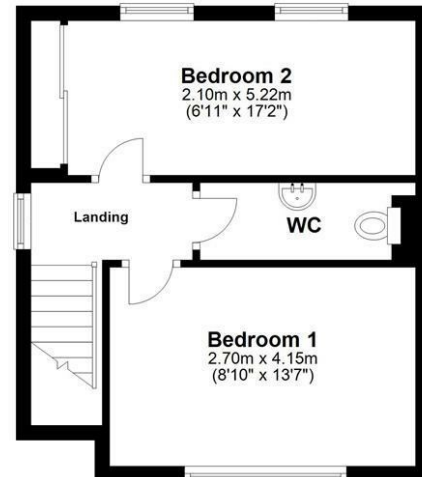
Ground Floor

Approx. 54.3 sq. metres (584.7 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.6 sq. feet)



Total area: approx. 85.3 sq. metres (918.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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			87
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	