



CHAFFERS
ESTATE AGENTS



39 Jay Walk , Gillingham, SP8 4GY

An attractive modern three bedroom semi detached house with garden, situated on the Shaftesbury side of town close to local amenities, schools, countryside walks, town centre and mainline train station (Exeter-London/Waterloo). EPC Band: C

Guide Price £270,000 Freehold

Council Tax Band: C

39 Jay Walk

, Gillingham, SP8 4GY



- SEMI DETACHED HOUSE
- LOUNGE/DINER
- GARDEN
- WELL PRESENTED
- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- ENSUITE
- KITCHEN
- BATHROOM
- REAR GARDEN

DESCRIPTION

A well presented three bedroom semi detached house and garden located on the Shaftesbury side of town within easy distance to local shops, garden centre, town centre, schools, countryside walks and mainline train station (Exeter-London/Waterloo).

This family home offers spacious accommodation which is arranged over two floors and comprises:- Entrance hall with laminate flooring, door to cloakroom and stairs to first floor. A good sized lounge with new carpet flooring, large front aspect window and doorway to dining room and kitchen. The dining room has double patio doors to the rear garden and ample under stairs :- A well equipped kitchen/diner fitted with a range of floor and wall units including built in electric oven, gas hob with cooker hood above, space for fridge/freezer, plumbing for washing machine and double glazed doors to rear garden; a downstairs cloakroom completes the layout on this floor. The

landing on the first floor leads to all rooms, has access to the loft and has over stairs storage; the main bedroom has a front aspect and benefits from a built in wardrobe and door to an en-suite shower room; there are two further bedrooms and a family bathroom which is fitted with a white suite comprising panelled bath with over head shower, low level WC, pedestal washbasin and a medicine cupboard.

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

OUTSIDE

To the rear of the property is an attractive, south facing ,low maintenance garden mainly laid to lawn, patio BBQ area and a large decked seating area with small wooden bar formerly a driveway and car port. Gate access to the rear of the property.

The garden also benefits from a good sized wooden shed with power connected.

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

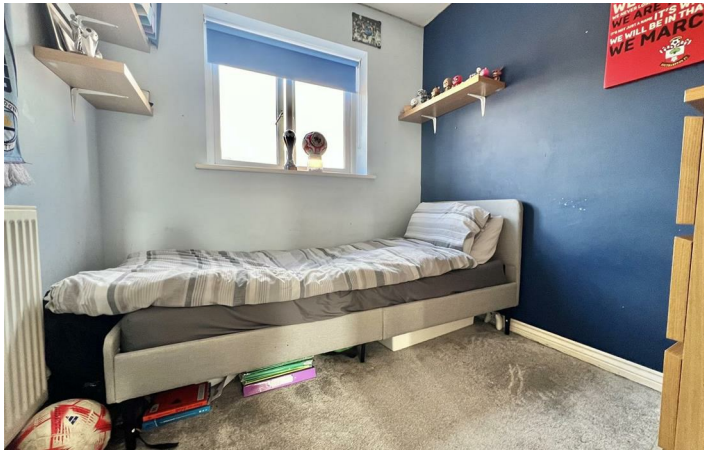
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C



Directions

From our Gillingham Office head up the High Street and continue onto Newbury. At the roundabout take the first exit onto Newbury/B3081 and stay in the left hand lane. Go over the railway bridge and head onto Shaftesbury Road/B3081. Continue on this road and take the 3rd right onto Kingfisher Avenue. Continue on this road and at the roundabout turn right onto Chaffinch Chase. Then turn left onto Otter Springs and left again onto Jay Walk. Number 39 Jay Walk can be found on the 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			89
(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	