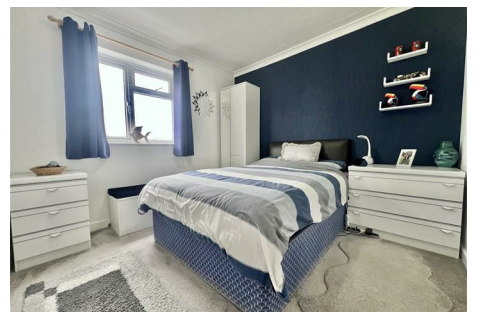




CHAFFERS
ESTATE AGENTS



4 Cypress Way
Gillingham, SP8 4BY

****IDEAL INVESTMENT OPPORTUNITY/FIRST TIME BUYERS**NO FORWARD CHAIN**** A well presented three bedroom mid-terraced family home with garage and garden within easy walking distance to local shops, town centre, schools and mainline train station (Exeter-London/Waterloo). EPC Band:- D

£230,000 Freehold
Council Tax Band: B

4 Cypress Way

Gillingham, SP8 4BY



DESCRIPTION

NO FORWARD CHAIN A well presented three bedroom mid-terraced family home with garage and garden within easy walking distance to local shops, town centre, schools and mainline train station (Exeter-London/Waterloo).

This delightful home offers immaculate and well maintained accommodation throughout and in brief comprises:- Entrance porch with door to:- a spacious lounge with front aspect, fireplace housing an electric fire, stairs to the first floor and door to:- a spacious kitchen/dining room with part vinyl and part carpet flooring, a range of fitted floor and wall units including electric oven and hob, space for fridge/freezer, plumbing for washing machine and sliding patio door to a good sized conservatory. The landing on the first floor has access to the loft, airing cupboard and doors to all rooms. The main bedroom is carpeted

and has a window to the rear garden; bedroom two has laminate flooring with window to the front; bedroom three also has laminate flooring with window to the front; to complete the layout on this floor is a modern family bathroom fitted with vinyl flooring, panelled bath with mixer taps, vanity wash hand basin, WC and towel rail.

The property benefits from double glazing, electric heating, allocated parking space, single garage and enclosed rear garden.

OUTSIDE

Single Garage (Red door) situated in a block with up and over door. Parking space in front. Fully enclosed fenced rear garden predominantly laid to lawn with neat flower beds, patio, decked area, pond and shed.

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: D



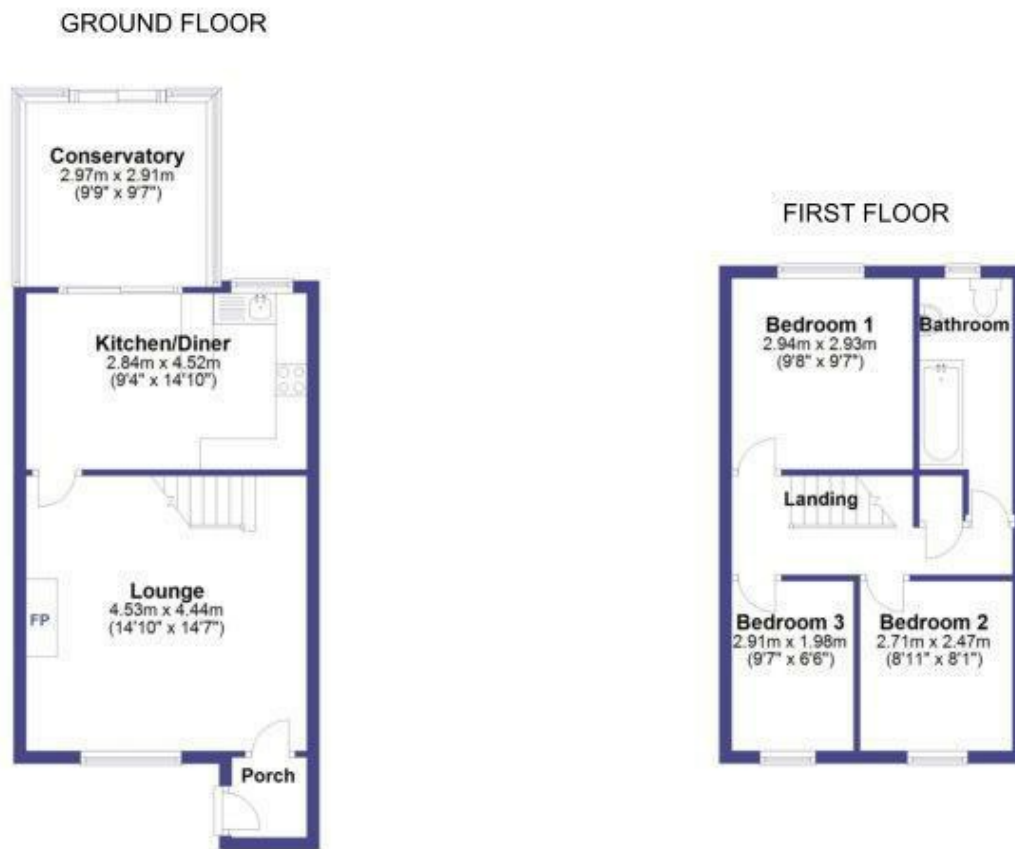
Directions

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/B3081. After a short distance turn right onto Cemetery Road and then take the first right onto Turners Lane and then left onto Cypress Way.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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.