



CHAFFERS
ESTATE AGENTS



6 Brookside Gillingham, SP8 4HR

DETACHED BUNGALOW An exciting opportunity to purchase a **THREE DOUBLE BEDROOM** detached bungalow located in a popular residential area within easy reach of local facilities which include a Co-op, hairdressers and fish and chip shop. The town centre and mainline train station are easily accessible.

Offers Over £400,000 Freehold
Council Tax Band: D

6 Brookside

Gillingham, SP8 4HR



- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN AND UTILITY ROOM
- SHOWER ROOM
- STUDY/BOOT ROOM
- AMPLE PARKING/INTEGRAL GARAGE
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING
- QUIET CUL-DE-SAC LOCATION

DESCRIPTION

An exciting opportunity to purchase a well presented three double bedroom detached bungalow located in a popular residential area within easy distance of local facilities which include a Co-op, hairdressers and fish and chip shop. The town centre and mainline train station (Exeter-London/Waterloo) are easily accessible.

This wonderful home offers spacious and well maintained living accommodation which in brief consists of: entrance hall with door to: an inner hall which has an airing cupboard housing the gas boiler and immersion tank, access to the loft, doors to the bedrooms, dining room and shower room. Bedroom 1 has a front aspect and benefits from fitted wardrobes; bedroom 2 and bedroom 3 are both good sized rooms with bedroom 2 fitted with wardrobes and cupboards; shower room fitted with a shower cubicle with sliding doors, pedestal wash basin, low level WC, corner cupboard, medicine cabinet and a heated towel rail; a well proportioned double aspect lounge; dining room with door to: a well equipped contemporary kitchen fitted with a range of floor and wall cupboards, breakfast bar, integrated Neff oven and grill, Neff gas hob with cooker hood over, pull out larder and space for fridge/freezer, glazed door to:- utility room with fitted cupboards, space and plumbing for washing machine, door to WC, door to porch which gives access to the seating terrace. To complete the layout there is also a door to a dual aspect study/boot room with

parquet flooring and part glazed door to the garage.

This delightful bungalow benefits from uPVC double glazing, gas central heating, ample driveway parking, single garage, front and rear gardens.

OUTSIDE

A good sized driveway provides ample parking for at least 4-5 cars. The driveway leads to: A Single Garage (2.76m x 5.91m) which has an up and over door, personal door, window, light and power.

The front garden is predominantly laid to lawn edged with well established shrubs and attractive planting. A path leads to the front entrance.

An enclosed fenced good sized rear garden is mainly laid to lawn with well stocked flower and shrub borders, including a variety of mature specimen trees. There are also raised beds with ample opportunity to grow your own fruit and vegetables. To the rear of the property is a seating area providing a sunny aspect for outdoor dining.

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.

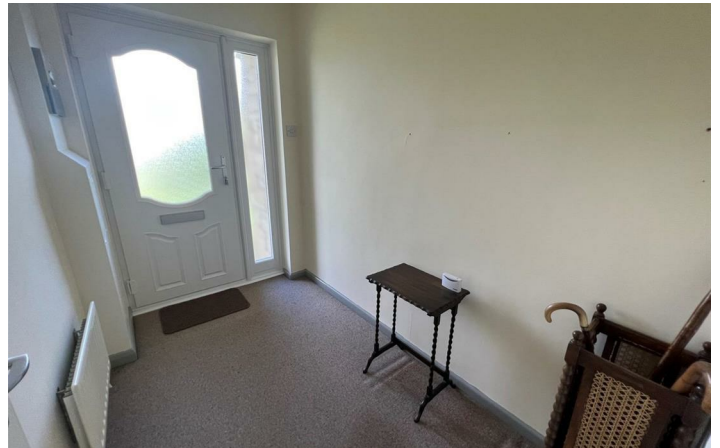
ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.
Council Authority: Dorset Council ~ Council Tax Band: D
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

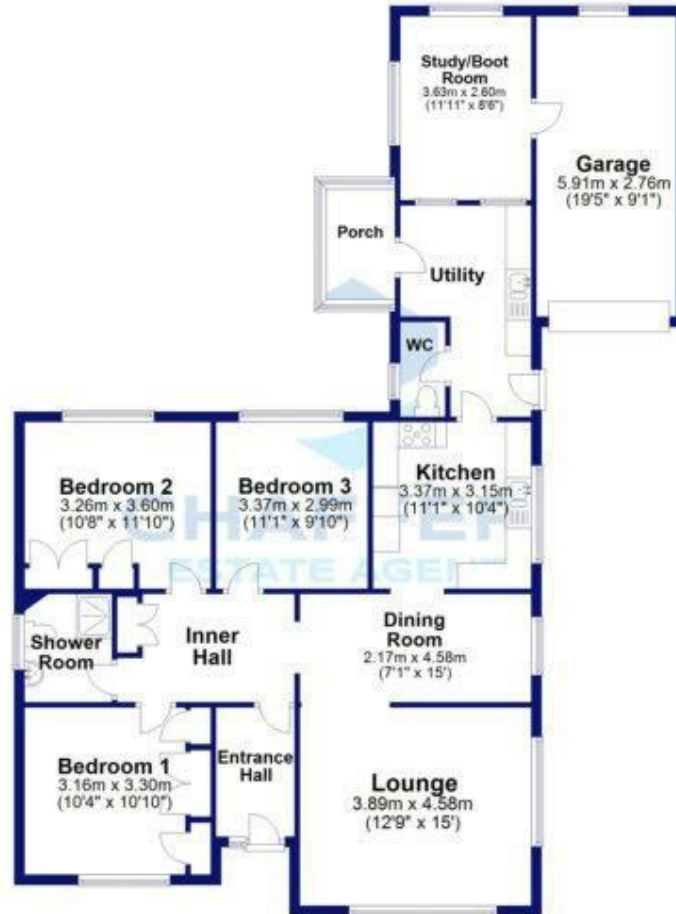


Directions

From our Gillingham Office proceed down the High Street and bear right onto St. Martin's Square. At the 'T' junction turn right onto Le Neubourg Way. As you approach the 'Co-operative' roundabout, take the last exit onto Bay Road. Continue on this road and take the third turning on your left into Shreen Way. Continue a short distance, passing Shreen Close on your right. Take the next right onto Brookside where No.6 can be found on the right hand side at the end of the cul-de-sac.



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			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	