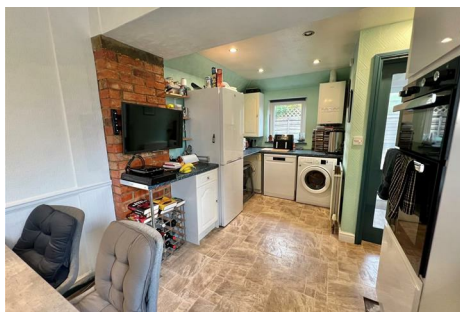




**CHAFFERS**  
ESTATE AGENTS



**7 Victoria Road**  
Gillingham, SP8 4HY

An attractive red brick Victorian three bedroom semi detached family home with driveway parking, timber garage and rear garden situated in a quite cul-de-sac location within easy walking distance to the town centre, schools, doctor/dentist surgeries and mainline train station (Exeter-London/Waterloo). EPC Band:- D

**Asking Price £305,000 Freehold**  
Council Tax Band: C

# 7 Victoria Road

## Gillingham, SP8 4HY



### DESCRIPTION

An attractive red brick Victorian three bedroom semi detached family home situated in a quite cul-de-sac location within easy walking distance to the town centre, schools, leisure centre, doctor/dentist surgeries and mainline train station (Exeter-London/Waterloo).

This wonderful home offers plenty of character with Victorian fireplaces, high ceilings and good sized rooms. The accommodation comprises:- Entrance hall with wood effect flooring, stairs to first floor (stair lift available subject to additional negotiation), door to:- a nicely proportioned double aspect sitting room with good ceiling heights, former fire place and large double glazed bay window; a double aspect light and airy dining room with feature Victorian fire place, under stairs cupboard and door to the garden; a well equipped kitchen/breakfast room fitted with a range of new white floor and wall units including a built in electric double oven, gas hob with cooker hood above, plumbing for washing machine and dish washer, space for fridge/freezer, larder cupboard, 'Ideal' gas boiler and door to:- inner hallway with door to outside and door to the downstairs cloakroom. The landing on the first floor leads to the bedrooms, bathroom and also has stairs to the second floor. Bedroom 1 is a well proportioned

room with large double glazed bay window and Victorian fire place; Bedroom 2 has a double glazed window to rear aspect and Victorian fire place; study with double glazed window to rear; a large bathroom fitted with a white suite comprising panelled bath with mixer tap shower attachment, pedestal wash basin, low level WC, shower cubicle and double glazed rear window. The landing on the second floor leads to Bedroom 3 with sloped ceiling, double glazed window to rear and eaves storage cupboard.

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

### OUTSIDE

Front garden Tarmacadam driveway providing off road parking which leads to a timber garage with double doors, light and power. There is also an area of lawn edged with well established flower and shrub borders. Side gate to:-

An enclosed fenced rear garden which is laid to lawn, including a variety of well stocked mature flower and shrub borders, apple tree, a covered seating area, greenhouse, shed and outside tap.

### 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: D



### Directions

From our Gillingham office proceed up the High Street and continue onto Newbury. Go past Lidl's on your left and after a short distance turn left onto Hardings Lane. Take the next right onto Victoria Road where Number 7 can be found on the left 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) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	