



**CHAFFERS**  
ESTATE AGENTS



**20 Shreen Way**  
Gillingham, SP8 4EL

\*\*\*NO FORWARD CHAIN\*\*\* A fantastic opportunity to acquire an immaculate three double bedroom detached bungalow located on the Peacemarsh side of town within easy distance to local shops, bus routes, town centre and mainline train station (Exeter-London/Waterloo). EPC Band:- C

**Guide Price £385,000 Freehold**

Council Tax Band: C

# 20 Shreen Way

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## DESCRIPTION

A fantastic opportunity to acquire an immaculate three double bedroom detached bungalow located on the Peacemars side of town within easy distance to local shops, bus routes, town centre and mainline train station (Exeter-London/Waterloo).

This delightful home offers well presented spacious rooms which in brief, comprises of:- Entrance hall with doors to all rooms; a well equipped double aspect modern kitchen with fitted floor and wall units including an electric oven, gas hob with cooker hood over, space and plumbing for washing machine & dish washer, integrated fridge freezer, wine rack, and door to conservatory; a good sized double aspect lounge; separate dining room; bedroom 1 is nicely proportioned with fitted double and single wardrobes; bedroom 2 is also a double room which has two double built in wardrobes; bedroom 3 has door to:- a modern en-suite fitted with a shower, pedestal wash basin & low level WC. To complete the layout is a family bathroom fitted with a white suite comprising panelled bath with

Victorian style mixer taps, shower, vanity wash basin and WC and heated towel rail. The property benefits from gas central heating, double glazing, ample driveway parking, single garage, conservatory, front and rear gardens.

## OUTSIDE

Enclosed fenced rear garden which is predominantly laid to a large paved patio for ease of maintenance with flower and shrub borders, shed, outside tap and outside light.

To the front of the property is a tarmacadam driveway providing ample parking for 2-3 cars which leads to:- Single garage with up and over door, personal door, light and power. Side garden which runs along the left hand elevation with a lawn and well established flower and shrub borders. This leads round to the front garden., which again has a lawn, well stocked with mature flower and shrub borders enclosed with a reconstructed stone boundary wall.

## 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

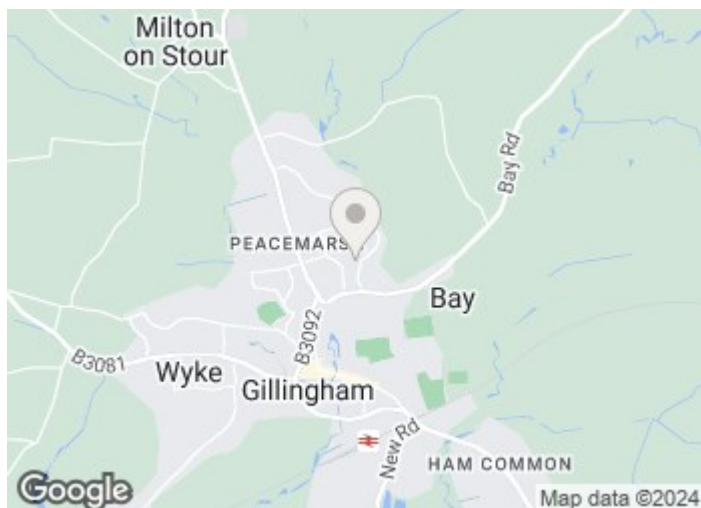
Services: Mains Water, Gas, Electricity & Drainage.

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.

Agent's Notes:- Boiler can be found in the loft.

Energy Performance Certificate: Rated: C



## 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/B3092. At the roundabout take the 2nd exit onto Queen Street. Bear left onto Bay Road and then take the 3rd turning on your left onto Shreen Way where Number 20 can be found on the right.



# 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>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(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	