



**CHAFFERS**  
ESTATE AGENTS



## 5 Champion Close

Wyke, Gillingham, SP8 4UG

£169,500 Freehold



\*\*\*IDEAL FIRST TIME BUY / INVESTMENT\*\*\* An opportunity to acquire an immaculate, well presented ONE BEDROOM cluster house situated on a corner plot in a quiet location within easy walking distance to all local shops/amenities. The property benefits from gas central heating, double glazing, parking and garden. EPC Band:- D





## THE PROPERTY

An opportunity to acquire an immaculate, well presented one bedroom cluster house situated on a corner plot in a quiet location within easy walking distance to all local shops/amenities.

This delightful home would suit a first time buyer or investor and is in excellent decorative order throughout. The accommodation is arranged over two floors and briefly comprises of:- Front door leading to a good sized double aspect lounge featuring a lovely double glazed bay window and stairs to the first floor; fitted kitchen fitted with a range of floor and wall units including a built in electric oven, electric hob with cooker hood above, space and plumbing for washing machine and an under stairs cupboard. The landing on the first floor leads to a nicely proportioned, double aspect, double bedroom with fitted mirrored wardrobes; to complete the layout on this floor is a modern bathroom which is fitted with a white suite comprising panelled bath with shower attachment, pedestal wash hand basin and a low level WC.

The property benefits from gas central heating, double glazing, parking and an easy maintenance front and side garden.

\*\*\*VIEWING STRONGLY RECOMMENDED\*\*\*

## LOCATION

Gillingham town offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 3 supermarkets to include Waitrose, banks and a building society, library, 3 primary schools and 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 (Meter) Gas, Electricity & Drainage.

Council Authority: North Dorset District Council - Tel: 01258 454111

Council Tax Band: A

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.

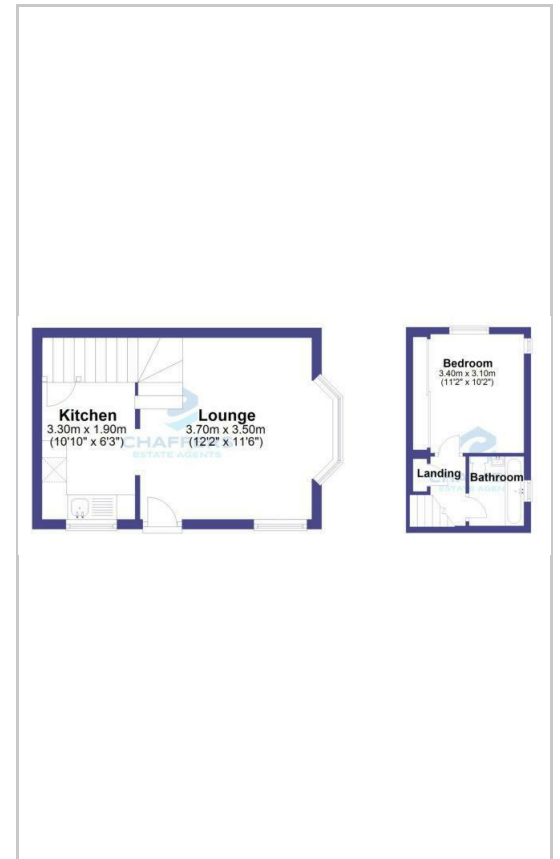
Agent's Notes: Fitted carpets and blinds as seen are included in the sale.

Energy Performance Certificate: Rated: D

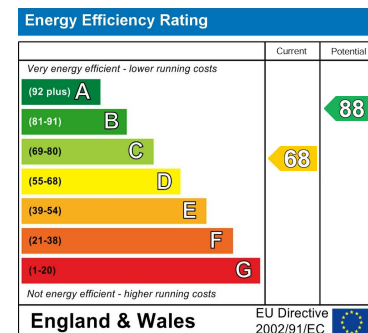
## Area Map



## Floor Plans



## Energy Efficiency Graph



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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