



CHAFFERS
ESTATE AGENTS



Bramley Queen Street Gillingham, SP8 4DZ

A charming four double bedroom semi detached family house with a beautiful large rear garden, garage and ample parking for several vehicles, located close to the town centre within easy distance to the main line train station (Exeter-London/Waterloo). EPC Band:-C.

Offers Over £420,000 Freehold

Council Tax Band: D

Bramley Queen Street

Gillingham, SP8 4DZ



4



2



2



C

THE PROPERTY

Welcome to Bramley, a stunning semi-detached townhouse offering an ideal blend of contemporary living and timeless charm. This beautiful property features four double bedrooms, providing ample space for family and guests. The master bedroom is a spacious 18 foot room and includes a luxurious en-suite bathroom.

The recently fitted double aspect kitchen is a highlight of the home, equipped with modern appliances and designed for both functionality and style. The open-plan living and dining area extends into a delightful conservatory, perfect for enjoying the garden views all year-round. Entrance Hall with stairs to the first floor and laminate flooring.

Kitchen:- Fitted with white and sage floor and wall units including a built in Neff oven, gas hob with cooker hood above, space for fridge/freezer, plumbing for washing machine and slimline dish washer.

Living/dining area:- A wonderful double aspect, open plan family room which has good ceiling heights, laminate flooring, archway through to dining area, French doors opening onto the conservatory and an understairs cupboard.

Conservatory:- UPVC construction, vaulted roof, French doors giving access to the rear garden. Downstairs cloakroom with low level WC, corner hand basin and laminate flooring.

The landing on the first floor has doors to all rooms, a linen cupboard with electric heater and stairs to the second floor.

Bedroom 2:- An L shaped room with good ceiling height and matching double glazed windows.

Bedroom 3:- A nicely proportioned room with double glazed window enjoying outlook to the

rear garden.

Bedroom 4:- A nice light and airy room with window overlooking the rear garden.

Shower room:- Fitted with a white suite including a large walk in shower, pedestal wash basin, low level WC and extractor fan.

The landing on the second floor has door to Bedroom 1 and a useful store cupboard.

Bedroom 1:- A nicely proportioned room featuring a recessed bay window, two double built in wardrobes, double glazed rear window and door to the en-suite bathroom.

Outside, the property boasts a magnificent 100-foot rear garden, ideal for gardening enthusiasts and outdoor entertaining. Additional outbuildings provide versatile space for storage or hobbies.

Practicality is ensured with a garage and ample parking space. Located close to the town centre, this home offers convenience with easy access to local amenities, schools, and transport links.

OUTSIDE

The gardens are an enchanting and attractive feature of this property. At the front, a quaint paved courtyard, enclosed by wrought iron railings, creates a charming entrance. To the rear, accessible via the conservatory, lies a second enclosed garden area, beautifully laid to lawn, flower and shrub borders, trees, large shed, boat house/summerhouse and greenhouse. In addition there are steps leading down to a lower terrace, perfect for outdoor seating and dining which backs onto the River Shreen. Timber panel fencing ensures privacy and seclusion, and a personal door provides direct access to the rear of the garage.

For convenience, there is an easy pull-in onto the tarmac driveway (shared with a neighbour)

and double wooden gates open to a courtyard area offering ample parking. This area also provides access to a private garage with a metal up-and-over door. and personal door.

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: C

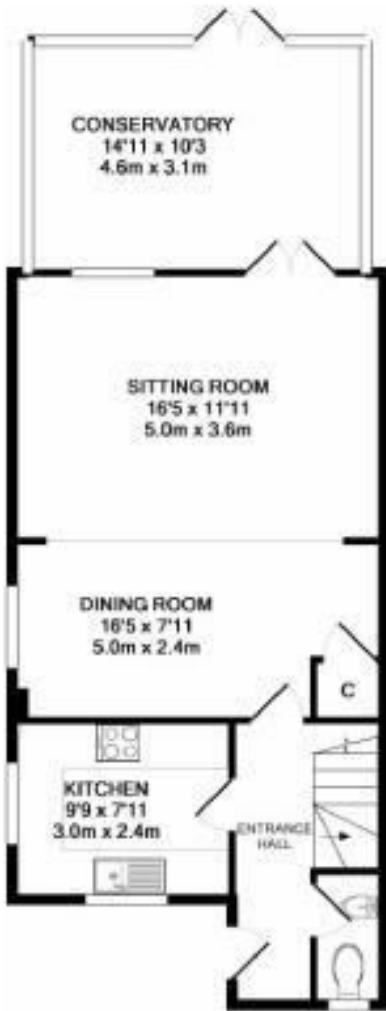


Directions

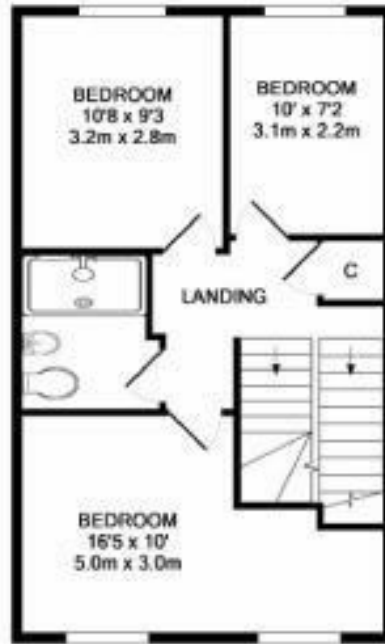
From our Gillingham Office proceed down the High Street and bear right onto St. Martin's Square. Turn right onto Queen Street, just before the 'T' junction. Bramley can be found after a short distance on your right hand side.



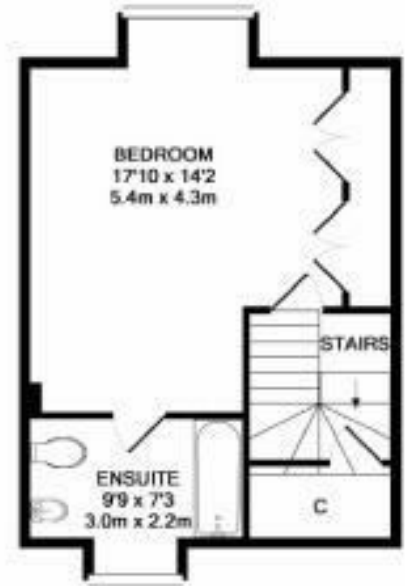
Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 639 SQ.FT.
(59.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 367 SQ.FT.
(34.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1462 SQ.FT. (135.8 SQ.M.)
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	