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ESTATE AGENTS



2 Swallowfields Gillingham, SP8 4US

An exciting opportunity to purchase a well presented three double bedroom detached bungalow located in a popular, sought after 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. EPC Band:-TBC

Guide Price £485,000 Freehold

Council Tax Band: F

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DESCRIPTION

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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, the immersion tank, access to the loft, doors to the bedrooms, dining/living room, kitchen, cloakroom and bathroom.

This property comprises a large lounge diner, with a bay window, television point, serving hatch to the kitchen, gas fire place, patio door to the rear garden and sliding doors to the conservatory.

The property has well equipped kitchen fitted with a range of floor and wall cupboards, breakfast bar, integrated oven and grill, electric hob with cooker hood over and space for fridge/freezer, glazed door to:- utility room with fitted cupboards, space and plumbing for washing machine and tumble drier, door to rear garden patio.

Bedroom 1 (3.55Mx3.83m) has a front aspect and benefits from a large walk in wardrobe

and en-suite with shower cubicle, wash hand basin, WC, window, extractor fan and radiator; Bedroom 2 (2.92m x 4.14m) and bedroom 3(3.02m x 3.17m) are both good sized rooms with bedroom 3 fitted with wardrobes and cupboards; shower room fitted with a shower cubicle with sliding doors, vanity wash basin, low level WC and a radiator.

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

Whether you're looking to relax in the peaceful countryside or entertain guests in a charming setting, this property offers the best of both worlds. Don't miss the opportunity to make this lovely house your new home in Swallowfields.

OUTSIDE

A good sized driveway provides ample parking for 2 vehicles. The driveway leads to: A Double Garage which has an electric up and over door, personal door, light and power.

The front garden is predominantly laid to lawn edged with well established shrubs, trees and attractive planting. A path leads to the front entrance and to both sides of the property.

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. To the rear of the property is a patio seating area providing a private 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.

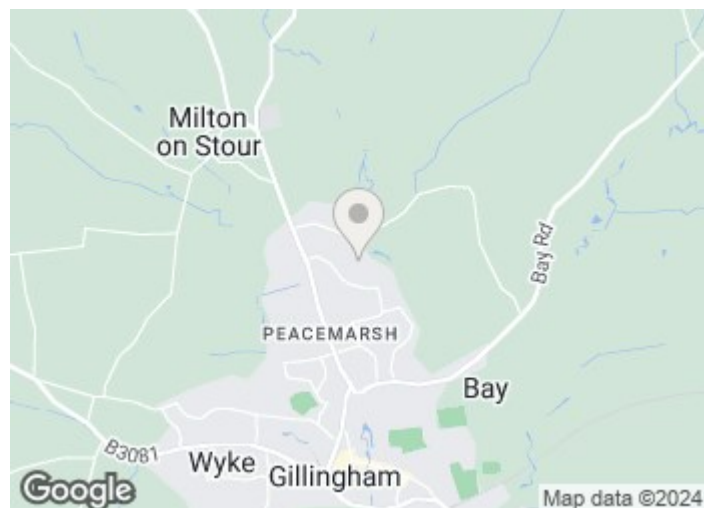
ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: F

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: TBC

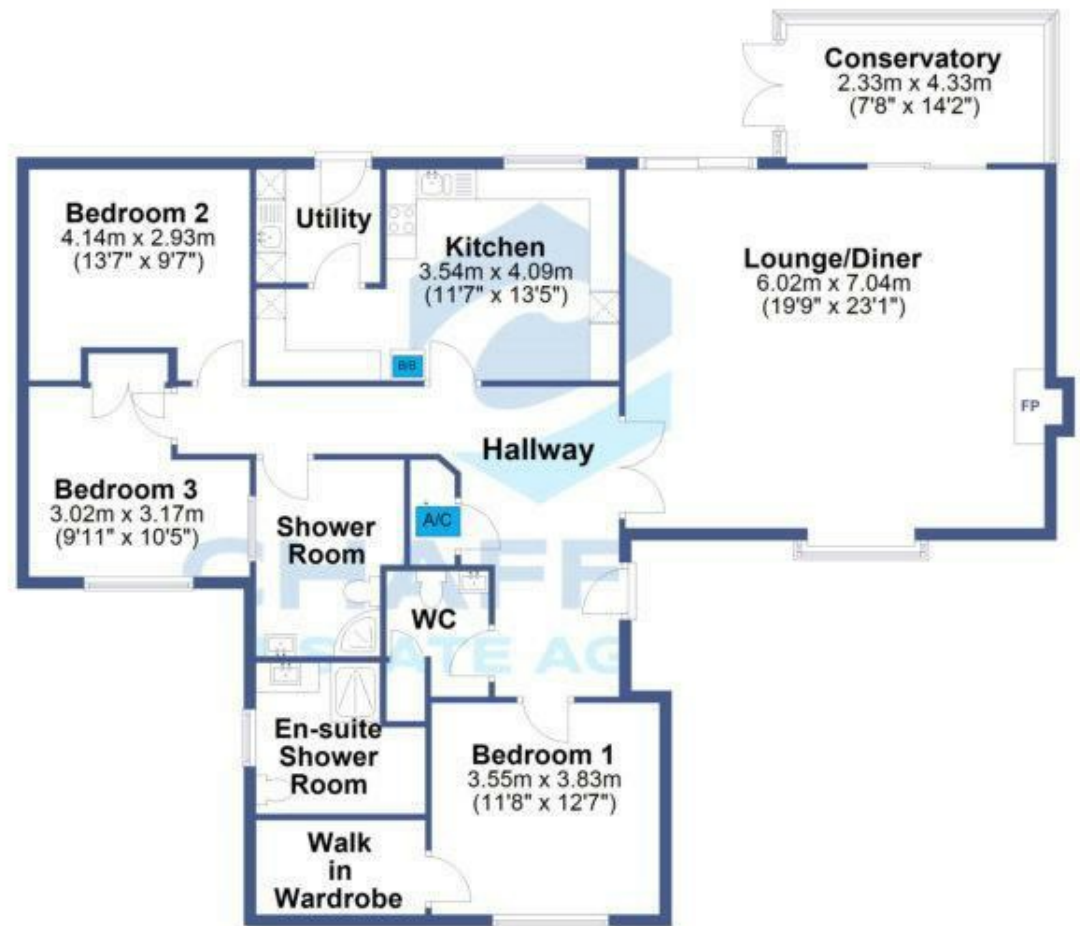


Directions

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 1st exit onto B3092. At the next roundabout take the 3rd exit onto Gyllas Way. Turn left onto Poppyfields. Continue straight where you will find 2 Swallowfields.



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			
(81-91) B			
(69-80) C			
(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	