



CHAFFERS
ESTATE AGENTS



10 Regency Court Gillingham, SP8 4TY

****NO FORWARD CHAIN**** Welcome to Regency Court - a charming two bedroom terraced house with front and rear gardens, 2 parking spaces, double glazing and gas central heating within easy walking distance to local shops, primary school and countryside walks. The town centre and mainline train station are about 10/15 minute walk. EPC Band:- D

Offers Over £195,000 Freehold

Council Tax Band: B

10 Regency Court

Gillingham, SP8 4TY



DESCRIPTION

Welcome to Regency Court - a charming two bedroom terraced house with front and rear gardens, 2 parking spaces within easy walking distance to local shops, primary school and countryside walks. The town centre and mainline train station are about 10/15 minute walk. As you step inside, you'll be greeted by deceptively spacious, well presented rooms that are in excellent decorative order throughout. The accommodation is arranged over two floors and in brief comprises:- Entrance hall with stairs to the first floor and doors to the kitchen and lounge. The kitchen is fitted with a range of floor and wall units including:- built in electric oven, gas hob with cooker hood above, plumbing for washing machine, plumbing for slim line dish washer and space for fridge/freezer. A good sized lounge with double glazed patio doors opening onto the rear garden. The landing on the first floor leads to both bedrooms and the bathroom. Bedroom 1 has a window with rear aspect, fitted double wardrobes with cupboards above and a dressing table.

Bedroom 2 is a good size and has a built in linen cupboard. The bathroom is fitted with a white suite which includes:- a panelled bath with mixer taps and shower above, pedestal wash hand basin, low level WC and extractor fan. The property benefits from gas central heating, double glazing, parking spaces for 2 vehicles, front and rear gardens. ***NO FORWARD CHAIN***

OUTSIDE

An easy maintenance ornate gravelled front garden with a raised flower and shrub bed, gravelled path to front door and an outside tap. An enclosed fenced sunny rear garden predominantly laid to lawn edged with well established flower and shrub borders and two patios making it a perfect place to unwind and entertain guests. There are also two tandem parking spaces.

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: B

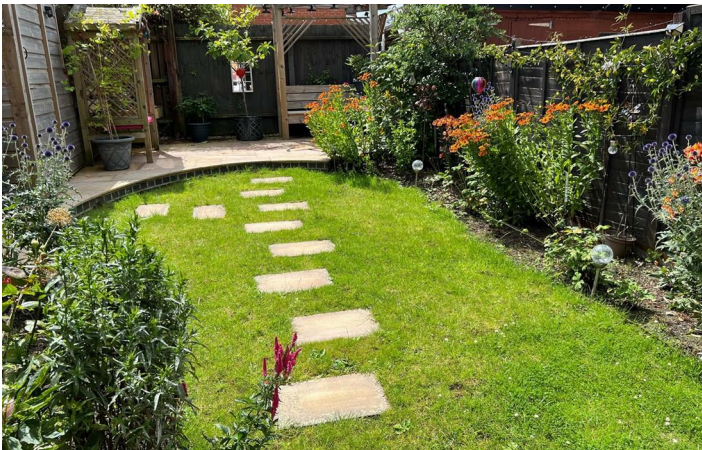
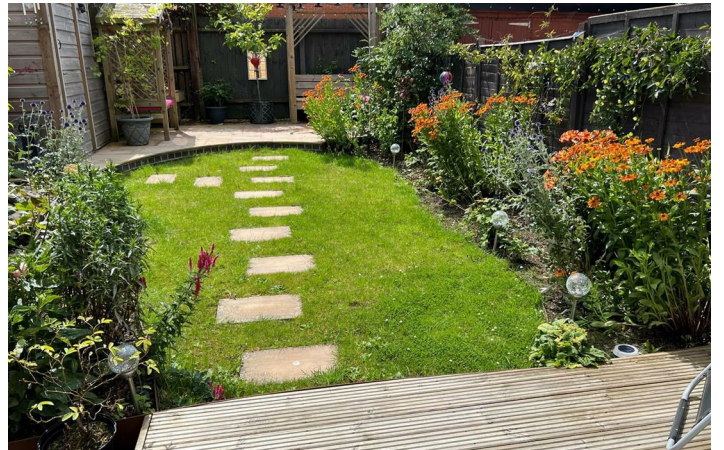
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: D



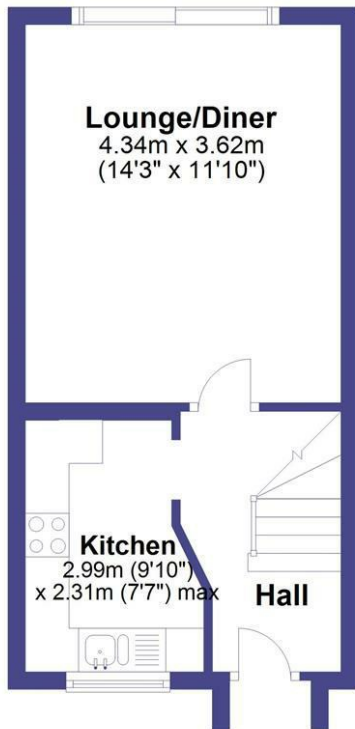
Directions

From our Gillingham Office proceed down the High Street and bear right onto St Martin's Square. At the 'T' junction turn left onto Le Neubourg Way/B3092. At the traffic lights turn right onto Wyke Street/B3081. Continue on this road and turn left onto Milestone Way. After a short distance turn left onto Stuart Lane and then right onto Regency Court where you can find Number 10 on the right hand side,

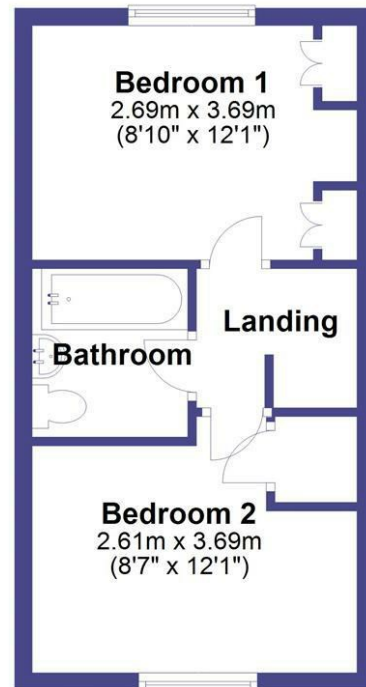


Floor Plan

Ground Floor



First Floor



Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.

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			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	