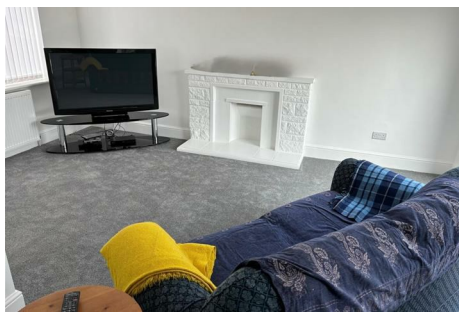




CHAFFERS
ESTATE AGENTS



Prospect Close

Gillingham, SP8 4NZ

Situated in a quiet cul-de-sac is this delightful three-bedroom detached family home waiting to be discovered with large conservatory, detached garage, ample off road parking spaces and enclosed rear garden. Conveniently located close to the town centre, amenities, and mainline train station, this wonderful home is being brought to the market with no forward chain. EPC Band:- D

Offers Over £285,000 Freehold

Council Tax Band: D

6 Prospect Close

Gillingham, SP8 4NZ



DESCRIPTION

Situated in a quiet cul-de-sac is this delightful three-bedroom detached family home waiting to be discovered, conveniently located close to the town centre, amenities, and the mainline train station (Exeter-London/Waterloo). This wonderful home is being brought to the market with no forward chain.

The property's standout features are:- a large conservatory which provides a bright and airy space to enjoy the outdoors all year round; a beautiful newly fitted kitchen and bathroom adding a touch of luxury to this already impressive property. Additionally, the garage and ample off-road parking for several cars ensure that parking will never be an issue for you or your guests.

The accommodation is arranged over two floors and comprises:- A generous sized entrance hall with stairs to the first floor, double width cloaks cupboard and downstairs shower room, doors to:- A well proportioned double aspect lounge/diner featuring an open stone fire place and double patio doors to the garden; a stunning new kitchen fitted with a range of stylish floor and wall units with solid wood work tops including a built in

electric oven, ceramic hob with cooker hood above, integrated appliances which include slimline dish washer and washing machine, space for fridge/freezer, breakfast bar, a new Vaillant gas boiler and stone flooring; open plan conservatory that has been made as an integral part of the kitchen with double and single doors to the garden. The landing on the first floor has an airing cupboard and doors to all rooms. Bedroom 1 has a rear aspect with built in double mirror fronted wardrobes; bedroom 2 also has a rear facing aspect with built in wardrobes; bedroom 3 is a single room with a front aspect. To complete the layout on this floor is a newly fitted family bathroom with a white suite comprising:- panelled bath with Victorian style mixer taps, vanity wash basin, low level WC, radiator/towel rail and laminate flooring.

The property benefits from gas central heating and double glazing.

OUTSIDE

Front garden laid to brick pavia for ease of maintenance. Tarmac driveway providing ample parking leading to a single garage which has up and over

door, personal door, light and power, overhead storage, side gate to:- Fully enclosed fenced and walled paved rear garden with outside light.

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.

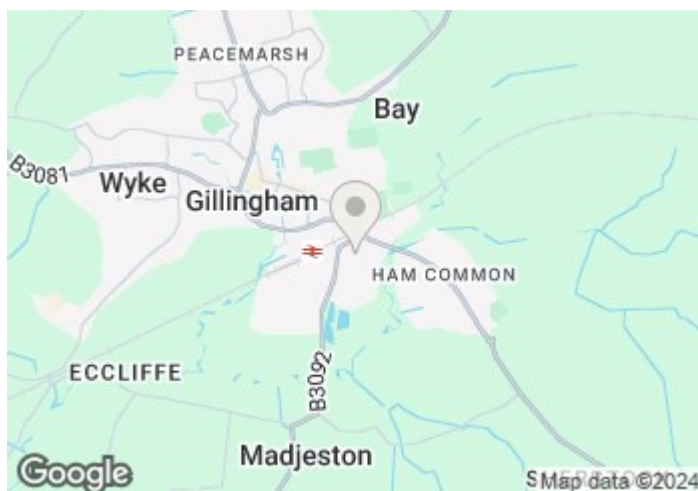
ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: D

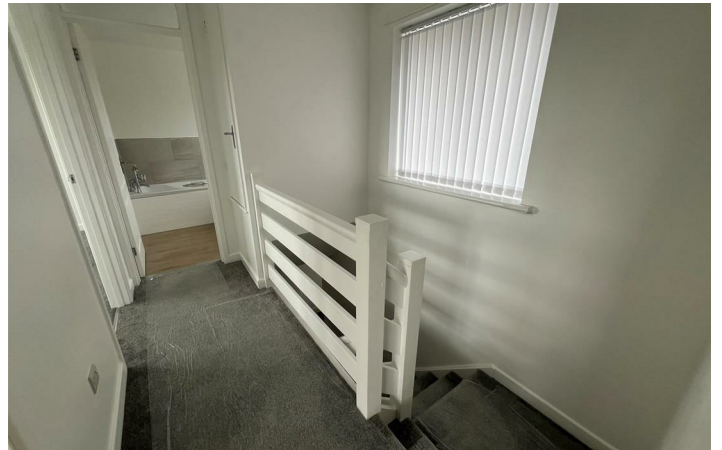
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: D



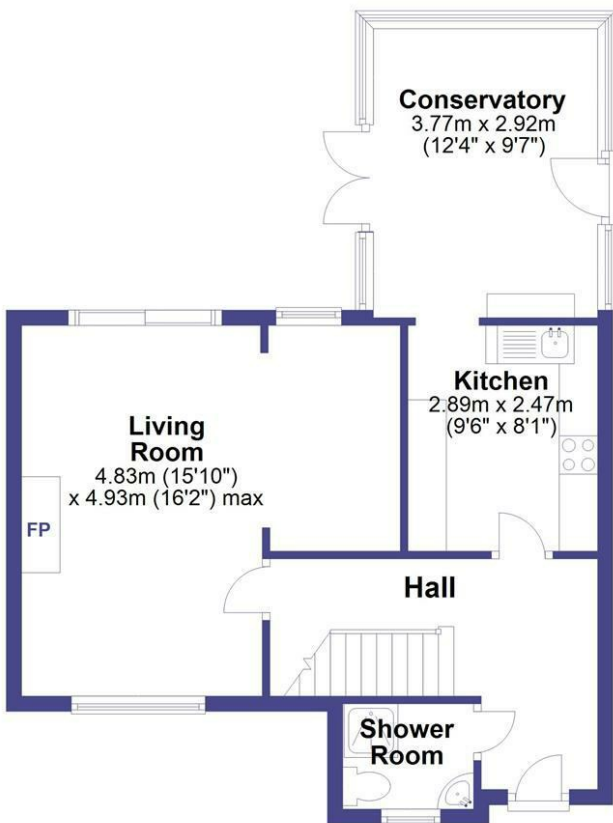
Directions

From our Gillingham Office proceed up the High Street and continue onto Newbury. At the roundabout take the first exit and stay in the right hand lane. At the traffic lights turn right onto New Road and after a short distance turn left onto Prospect Close where the property can be found at the bottom of the cul-de-sac.



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			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	