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ESTATE AGENTS



Hedgehog Path

Gillingham, SP8 4GD

NO FORWARD CHAIN A delightful two-bedroom detached coach house located in a quiet residential area on the Shaftesbury side of town within easy distance to local shops, a garden centre, primary school and picturesque countryside walks. Conveniently located just a 10-minute walk from the town centre and mainline train station, this property ensures that you are well-connected to the heart of Gillingham and beyond. EPC BAND:- C

£200,000 Freehold

Council Tax Band: B

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DESCRIPTION

NO FORWARD CHAIN A delightful two-bedroom detached coach house located in a quiet residential area on the Shaftesbury side of town within easy distance to local shops, a garden centre, primary school and picturesque countryside walks. Conveniently located just a 10-minute walk to the town centre, schools and mainline train station (Exeter - London/Waterloo) this property ensures that you are well-connected to the heart of Gillingham and beyond.

The stairs on the ground floor entrance lead up to:- a spacious light and airy open plan lounge/diner with a large window to front aspect, built in wardrobe, door to hallway and arch to:- a modern kitchen fitted with a range of floor and wall units including a double electric oven, electric hob with cooker hood above, integral appliances which include a fridge/freezer, integral washing machine and dish washer. There is also a velux sky light window, an extractor fan and tiled flooring. The inner hallway has doors off to all rooms. Bedroom one is a good sized room with built in wardrobes and door to:- a modern en-suite shower room fitted with a wash hand basin, low level WC, shower cubicle, heated towel rail and medicine

cabinet. Bedroom two has built in wardrobes, window to front aspect and a fitted vanity desk. To complete the layout is a family bathroom fitted with a white suite comprising panelled bath with overhead shower, WC with cupboard storage attached, vanity wash hand basin, extractor fan, heated towel rail, large medicine cupboard and velux sky light window.

The property benefits from gas central heating, double glazing, shutters on all windows, single garage, parking for 1-2 cars and a fully enclosed rear garden.

OUTSIDE

To the side of the property is a gate that leads to:- an outside storage room and an easy maintenance fully enclosed fenced rear garden which is predominantly patio and decked areas, flower and shrub borders, trees and an outside tap. Single garage with up and over door, light and power and parking spaces for 1-2 cars

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets including a 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.

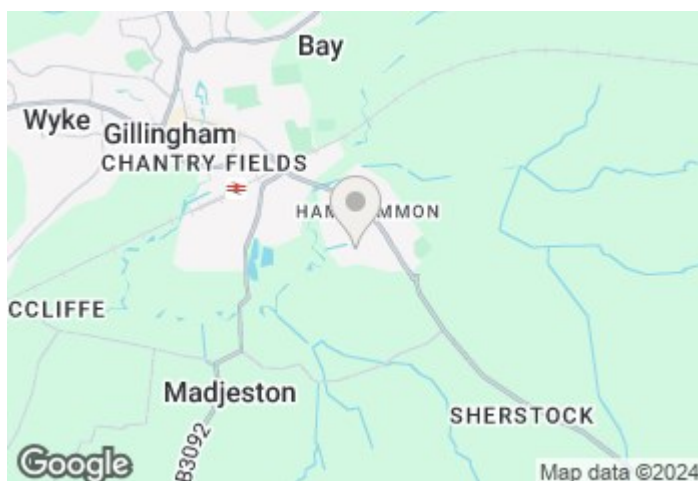
ADDITIONAL INFORMATION

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: C

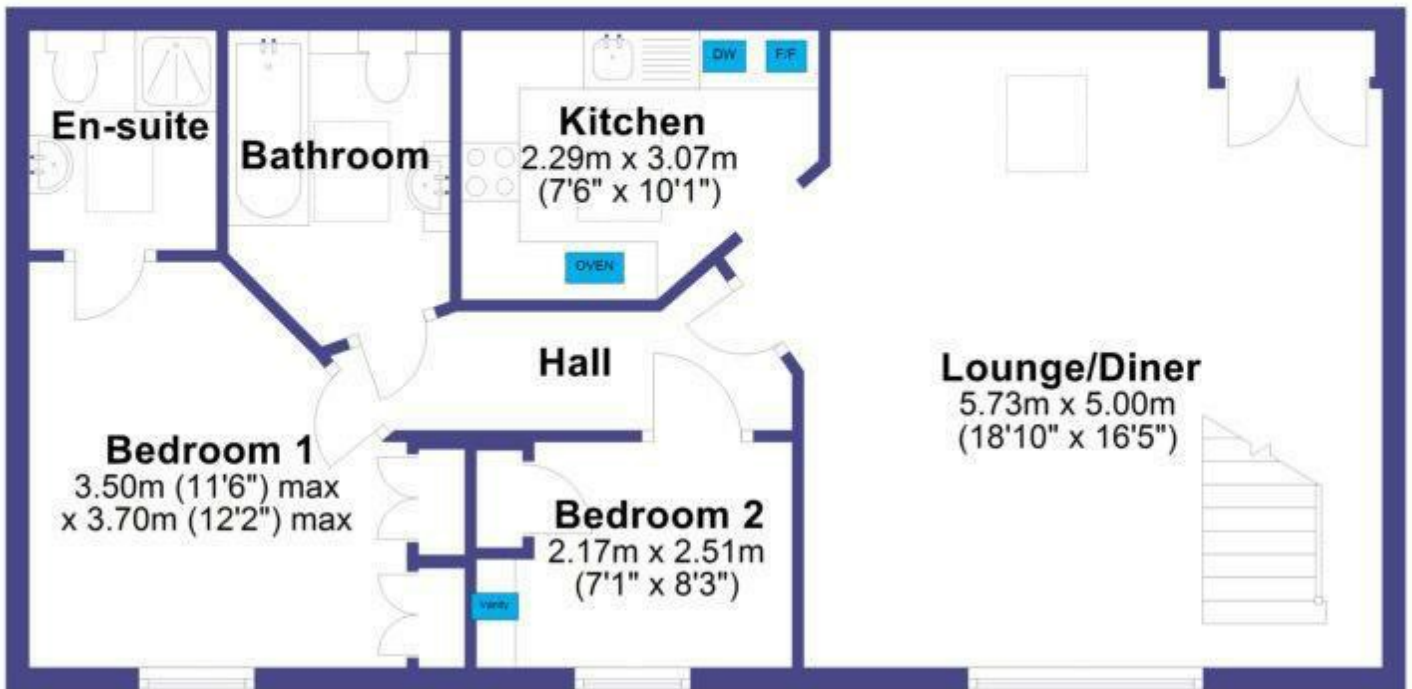


Directions

From our Gillingham office proceed up the High Street and continue onto Newbury. At the roundabout take the first exit onto Newbury/B3081 and stay in the left hand lane. Go over the railway bridge and continue on this road heading towards Shaftesbury. At the third set of traffic lights turn right onto Kingfisher Avenue. At the mini roundabout take the first exit onto Chaffinch Chase and after a short distance turn right onto Hedgehog Path where you will find the property in front of you.



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 | | 73 | 74 |
| (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 | |