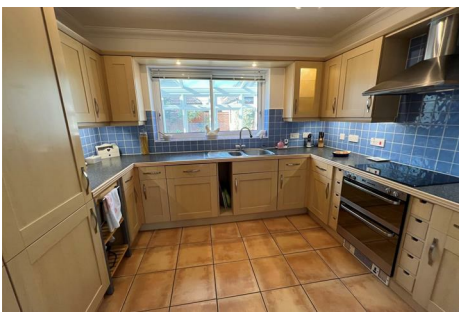




CHAFFERS
ESTATE AGENTS



King John Road Gillingham, SP8 4PG

An immaculately presented four-bedroom detached family home boasting two reception rooms, two bathrooms, and a spacious 1,238 sq ft layout, this property offers ample space for comfortable living. With a garage and ample parking, convenience is at the forefront of this home. Situated within easy walking distance to the town centre, amenities, schools, and picturesque countryside walks, this property offers the ideal blend of tranquillity and accessibility. EPC Band:- D

£385,000 Freehold

Council Tax Band: E

King John Road

Gillingham, SP8 4PG



DESCRIPTION

A deceptively spacious and immaculately presented four bedroom detached house located within easy walking distance of the town centre and mainline train station (Exeter-London/Waterloo). With a garage and ample parking, convenience is at the forefront of this home. Situated within easy walking distance to the town centre, amenities, schools, and picturesque countryside walks, this property offers the ideal blend of tranquillity and accessibility. The well presented versatile accommodation is arranged over two floors and in brief comprises of:- Entrance hall with laminate flooring, stairs to first floor with understairs cupboard; good sized double aspect lounge with feature fireplace and double doors to:- dining room with French doors opening onto a lovely conservatory over looking the rear garden; a well equipped kitchen fitted with a range of floor and wall units including built in electric double oven, ceramic hob with cooker hood above, integrated dish washer, fridge/freezer, carousel unit and door to:- utility room which houses the combi-boiler, floor and wall units, plumbing for washing machine and a tumble dryer and door to outside. A downstairs cloakroom and a walk in storage cupboard completes the layout of this floor.

The landing on the first floor leads to all rooms and gives access to a large airing cupboard. Bedroom 1 is of good size and has a built in double wardrobe and door to an en-suite shower room; the second double bedroom has built in double wardrobes; the third bedroom is another double room; Bedroom 4 is a single room with built in wardrobe. Finally there is a family bathroom fitted with a white suite comprising:- panelled bath with electric shower overhead, pedestal wash basin, low level WC and extractor fan.

The property benefits from gas central heating, double glazing throughout, garage, gardens and conservatory.

OUTSIDE

Tarmacadam driveway providing off road parking.

Garage (5.41m x 2.74m) Up and over door, light and power, personal door.

Enclosed walled rear garden Paved patio for ease of maintenance edged with gravel borders, flower and shrub beds, trees, outside tap and a side gate.

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 5 supermarkets to include Waitrose, bank and a building society, library, 3 primary schools and well renown 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 (Meter) Gas, Electricity & Mains Drainage.

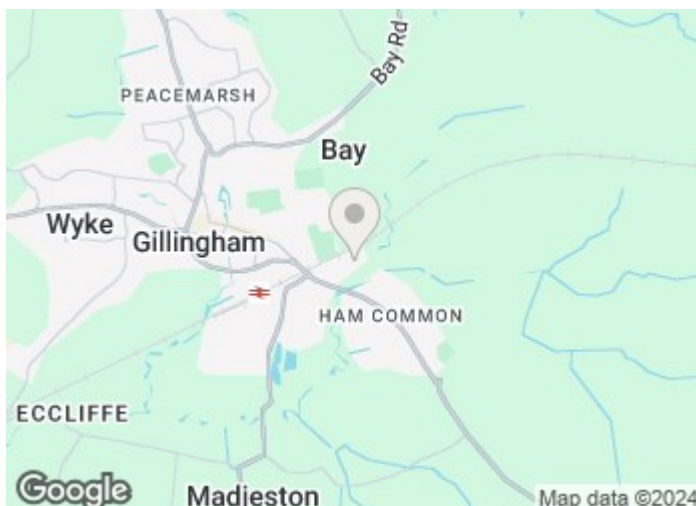
Council Authority: Dorset Council

Council Tax Band: E

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.

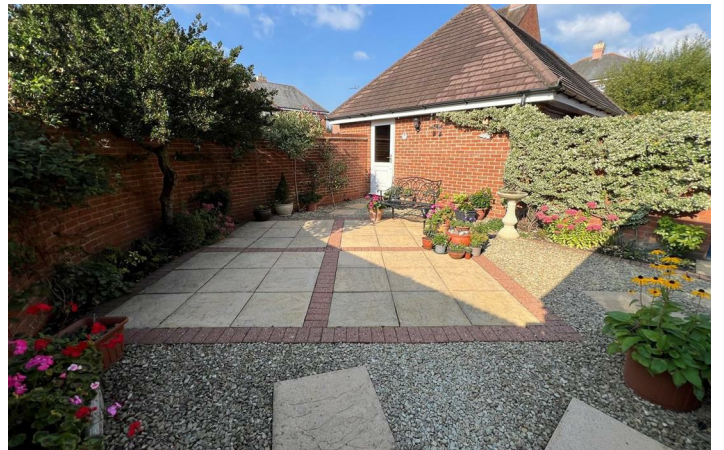
Agent's Notes: Fitted carpets as seen are included in the sale.

Energy Performance Certificate: D



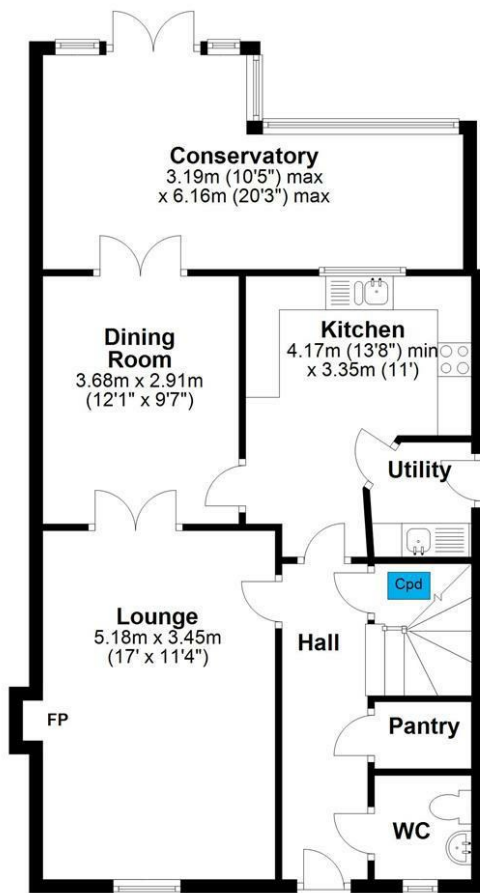
Directions

From our Gillingham Office proceed up the High Street and continue onto Newbury. At the roundabout take the first exit and stay in the left hand lane. Continue on the B3081 and take the first left onto King John Road. Turn right to stay on King John Road and then right again where the property can be found on the left hand side.

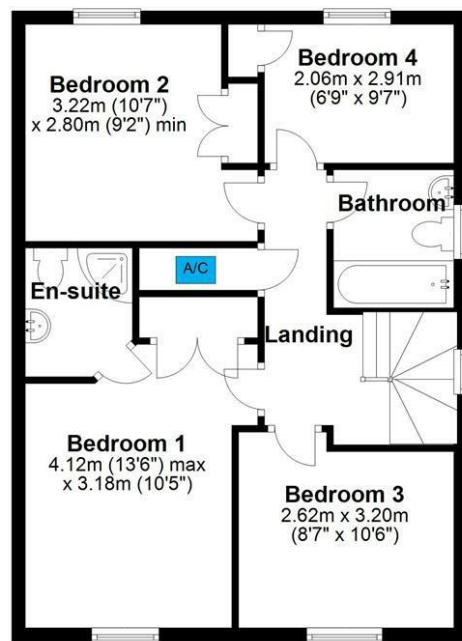


Floor Plan

Ground Floor



First Floor



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			
		67	80
England & Wales		EU Directive 2002/91/EC	