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ESTATE AGENTS



## 6 Broad Acres

Gillingham, SP8 4SB

\*\*\*NO FORWARD CHAIN\*\*\* Welcome to this charming two bedroom detached bungalow located in the peaceful residential area of Broad Acres. This lovely property boasts a spacious conservatory, single garage and gardens. Situated within easy reach of local shops, bus routes, town centre and mainline train station (Exeter-London/Waterloo). EPC Band:- D

**£325,000 Freehold**

Council Tax Band: C

# Broad Acres

## Gillingham, SP8 4SB



### DESCRIPTION

Welcome to this charming two bedroom detached bungalow located in the peaceful convenient residential area of Broad Acres. This lovely property boasts immaculate well presented accommodation throughout including a spacious conservatory, single garage and gardens. Situated within easy reach of local shops, bus routes (within 20 yards of the property) town centre and mainline train station (Exeter-London/Waterloo).

As you step inside, there is an entrance hallway with doors off to all rooms (including the garage), a cloaks/storage cupboard and a cupboard housing the gas combination boiler; a good sized lounge featuring a stone fire place, double glazed rear window, double doors opening onto a beautiful conservatory which overlooks the rear garden; a well equipped modern kitchen fitted with a range of shaker style floor and wall units including built in Neff electric oven, gas hob with cooker hood above, integrated slimline dish washer, integrated washing machine, space for fridge/freezer, wood effect tiled flooring and double glazed door to garden; there are two double bedrooms and a contemporary shower room which is fitted with a white suite comprising:- a corner shower cubicle, pedestal wash basin, low level WC, chrome radiator towel rail and medicine cupboard.

The property benefits from gas central heating (new gas boiler & radiators, installed in March 2024) and double glazing (all doors and windows replaced over the last two years, ensuring warmth and comfort throughout).

### OUTSIDE

Front Garden Approached via a pair of wrought iron double gates which open onto a concrete driveway providing off road parking for one vehicle. Low recreational stone boundary wall with hedge surrounds the front garden which is laid to lawn one side and the other side with outside light and gates either side leading to:-

Enclosed fenced generous sized rear garden which is predominantly laid to lawn with paved patio, shed and outside light.

Single Integral Garage (2.56m x 5.09m) with up and over door, double glazed rear window, light and power.

### ADDITIONAL INFORMATION

Services: Mains Water (Meter) Gas, Electricity & Mains Drainage.

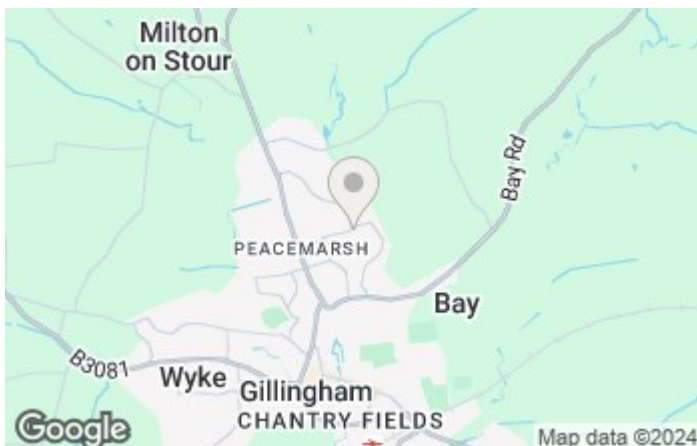
Council Authority: Dorset Council ~ Council Tax Band: C

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

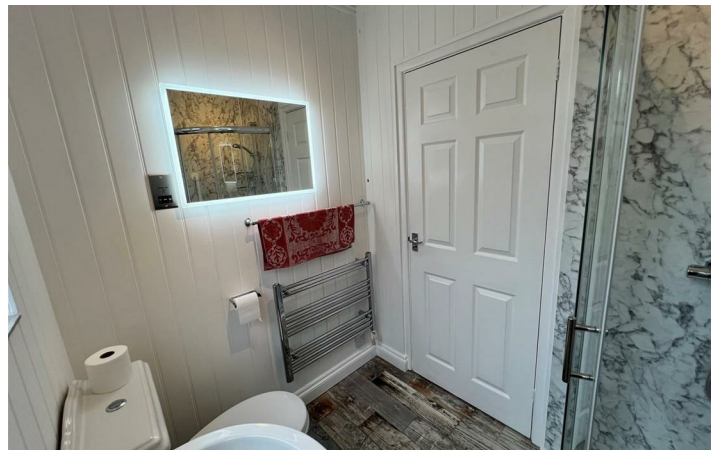
### LOCATION

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.



### 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 first exit onto B3092 heading into the Peacemarsh area of town. Take the third turning on your right onto Claremont Avenue. Continue on this road where the road slightly turns left and soon becomes Broadacres. The property can be found on the right hand side.



# 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			100
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	