



**CHAFFERS**  
ESTATE AGENTS



## Bay Road

Gillingham, SP8 4EF

In a tucked away position this charming four bedroom detached period cottage boasts front and rear gardens, driveway parking and is offered to market with no onward chain. The property is located in the popular Bay area of Gillingham near to beautiful countryside and also the town centre with local amenities and schools. An early viewing is highly recommended.

**£405,000 Freehold**

Council Tax Band: E



# Bay Road

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## DESCRIPTION

A four bedroom detached pre 1900's cottage in need of some modernisation whilst having retained plenty of it's original charm located in the popular Bay area of the town within easy walking distance to local shops, schools and the town centre.

The accommodation is arranged over two floors and briefly comprises of:- Entrance hall, WC with shower, good sized lounge with original fireplace and log burner, dining room with fireplace and log burner, snug/study room and fitted kitchen with plenty of units and built in oven. On the first floor the landing leads to three double bedrooms all with built in wardrobes, a family bathroom with bath and overhead shower, basin and WC, airing cupboard and a further single bedroom. The property benefits from original beams and fireplaces, gas central heating, timber double glazing, front and rear gardens and driveway parking.

## 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.

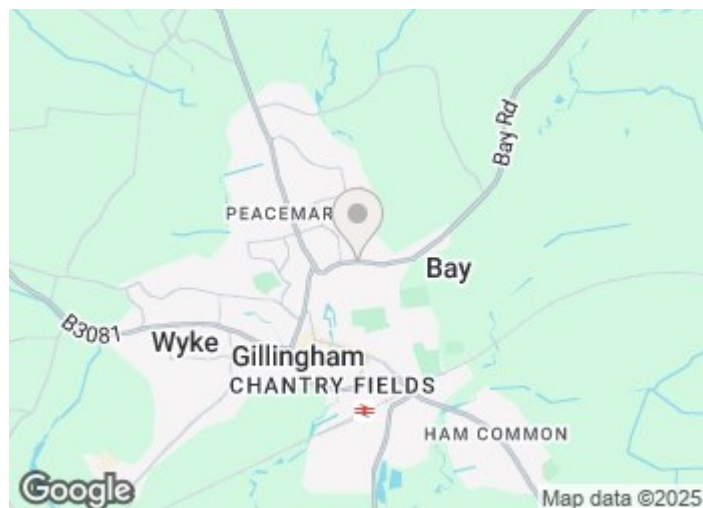
## ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: 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.

Energy Performance Certificate: Rated: D



## Directions







# Floor Plan

## Ground Floor



## First Floor



Total area: approx. 125.7 sq. metres (1353.4 sq. feet)

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	76
(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	