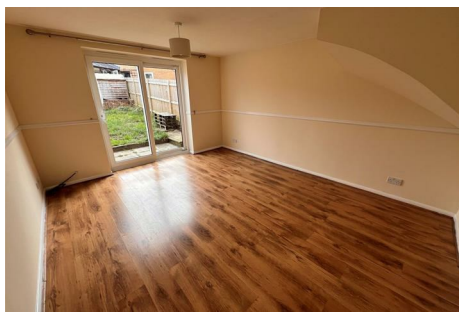




**CHAFFERS**  
ESTATE AGENTS



## Regency Court

Gillingham, SP8 4TY

**\*NO FORWARD CHAIN\*** Situated in the sought after Wyke area of town is this delightful two bedroom home featuring rear garden and ample two off road parking. Conveniently located in close proximity to a primary school, local shops, hairdressers and picturesque countryside walks. EPC Band: C.

**Offers Over £169,000 Freehold**  
Council Tax Band: B

# Regency Court

Gillingham, SP8 4TY



## DESCRIPTION

A charming two bedroom semi detached house within easy access to the local shops, primary school and countryside walks. The accommodation is arranged over two floors and in brief comprises:- Entrance hall with stairs to first floor, doors to kitchen and lounge. The kitchen is fitted with a range of wall and base units, inset sink, built in electric oven, gas hob and cooker hood over. There is space for a fridge/freezer and plumbing for washing machine. A good sized lounge/diner with double glazed patio doors leading to the rear garden.

To the first floor, there are two bedrooms with windows to the front or rear views. The bathroom is fitted with a grey suite which includes:- a panelled bath with shower attachment, pedestal wash hand basin, low level WC and extractor fan. The property benefits from gas central heating, double glazing, parking spaces for two vehicles and a rear garden.

## OUTSIDE

An easy maintenance rear garden with lawn and patio areas, enclosed by fencing with side gate access. There are two parking spaces.

## 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.

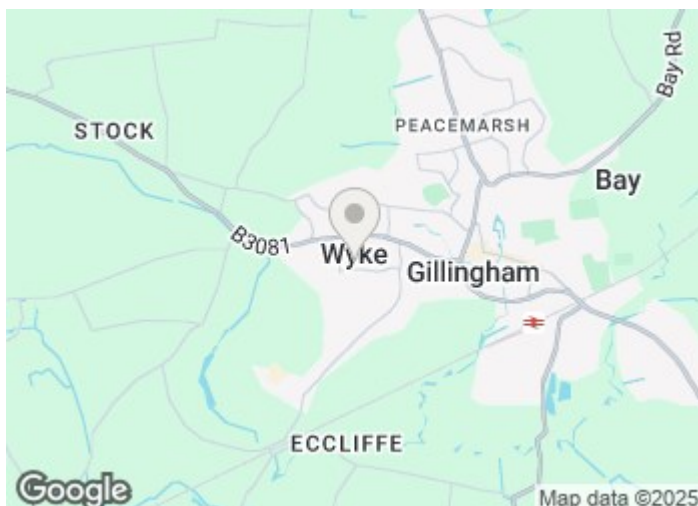
## ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: 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

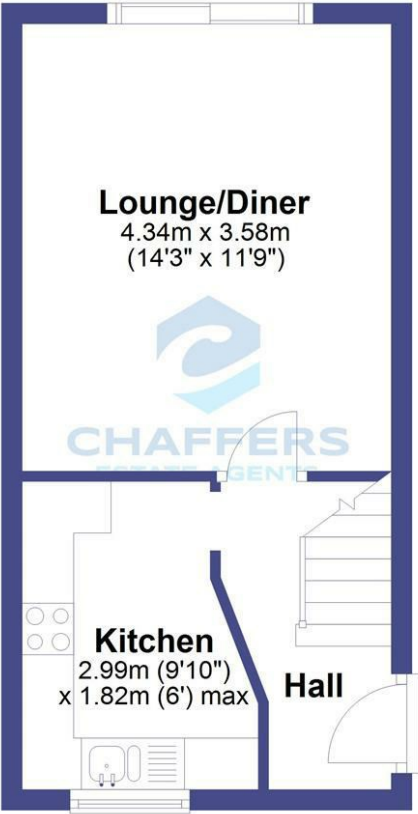
From our Gillingham office proceed down the High Street and bear right onto St Martin's Square. At the T-junction turn left onto Le Neubourg Way/B3092. At the traffic lights turn right onto Wyke Street/B3081. Continue on this road and turn left onto Milestone Way. After a short distance turn left onto Stuart Lane and then right onto Regency Court.





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

