



CHAFFERS
ESTATE AGENTS



Octave Terrace, Queen Street Gillingham, SP8 4DT

A charming two bedroom Victorian house in a convenient location a short walk to the High Street and all town amenities.

Offers In Excess Of £150,000 Freehold
Council Tax Band: B

Octave Terrace, Queen Street , Gillingham, SP8 4DT



DESCRIPTION

A two bedroom mid terraced property located within easy reach of the town centre, local shops and train station. The accommodation comprises of entrance hall with stairs leading to the first floor, with doors leading to the lounge and dining areas. The lounge has a double glazed window to the front aspect there is a fireplace but is currently blocked. Proceeding through to the dining area, benefitting from an open fire with surround, double glazed window to the rear and understairs cupboard. The kitchen benefits from a range of shaker style wall and base units, tiled splashback, space for cooker, cooker hood over, space for fridge/freezer, plumbing for washing machine, door leading to the rear garden. To the first floor there are two double bedrooms and a bathroom. Bedroom one has a double glazed window. Bedroom two has a built in shelved cupboard and double glazed window. The bathroom has a white suite comprising of panelled bath with shower attachment, pedestal wash hand basin and low level WC, and double glazed window.

OUTSIDE

The property benefits from a small gravelled front garden and a rear garden which is laid to paved patio and gravel. There is an

additional garden area which is laid to lawn and enclosed by wall and fencing, path to either side with rights of way.

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: 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.

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

Energy Performance Certificate: Rated: C



Directions

From our office in the High Street, proceed down the high street. Turn right onto Saint Martins Square, then take the next right turn onto Queen Street. The property will be found on the left hand side.



Floor Plan



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.

6 The Centre High Street, Gillingham, Dorset, SP8 4AB
Tel: 01747 822233 Email: gillingham@chaffersestateagents.co.uk www.chaffersestateagents.co.uk

