



CHAFFERS
ESTATE AGENTS



Shaftesbury Road Gillingham, SP8 4LP

A modern three bedroom detached bungalow located on the Shaftesbury side of town within easy walking distance of the mainline train station and town centre. Completed in 2020 this property benefits from an Air Source Heat Pump, underfloor heating, ample parking and double garage.

£490,000 Freehold

Council Tax Band: E

Shaftesbury Road

Gillingham, SP8 4LP



DESCRIPTION

A modern three bedroom detached bungalow located on the Shaftesbury side of town within easy walking distance of the mainline train station and town centre. This modern style single storey dwelling was completed in 2020 and has been finished to a high specification. The property is entered through a vaulted ceiling entrance hall which leads into a spacious triple aspect open plan living area. With this, the lounge and diner look onto the rear private garden through 2 sets of large span glazed doors and is complete with wood flooring. The kitchen is finished with a breakfast bar, quartz worktops and is fully fitted out with all integrated appliances. The wide hall leads to the utility, cloakroom and three good sized light double bedrooms. There is a fully tiled main bathroom, along with an en-suite shower room to the master bedroom (both wardrobes are included).

OUTSIDE

Externally the property benefits from single level access, a private garden and spacious parking area with a double garage. The garage has an electric roller door, light and power (5.59m x 4.78m). The rear garden is fully paved for ease of maintenance, enclosed by fencing, trees, flowers and shrubberies. There is an outside light and outside power points. The property benefits from under floor heating throughout and an air source heat pump.

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, Air Source Heat Pump, Electricity & Private Drainage. Air conditioning in the main bedroom.

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: B

Agents note: All curtains and blinds will be left.



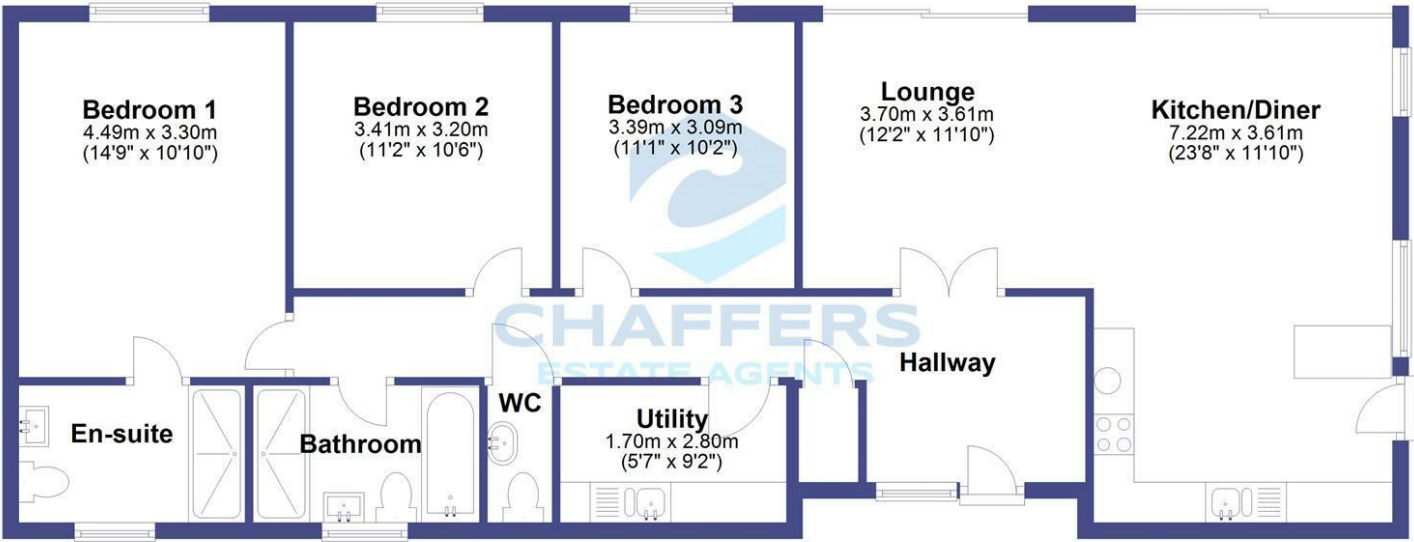
Directions

From our Gillingham office turn right onto the High Street. At the roundabout turn left onto the B3081/Newbury. Go straight on over three sets of traffic lights, then turn right just before the roundabout.



Floor Plan

Ground Floor



Total area: approx. 102.5 sq. metres (1102.8 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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