



CHAFFERS
ESTATE AGENTS



Marlott Road

Gillingham, SP8 4FA

A modern three bedroom end of terrace property on a sought after development situated close to play areas and open space as well as countryside and riverside walks. The property benefits from an en-suite bathroom to the main bedroom, two allocated parking spaces and enclosed, low maintenance rear garden.

£245,000 Freehold

Council Tax Band: C

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- Popular location close to
- 3 Bedrooms
- Cloakroom

DESCRIPTION

The entrance hallway allows access to the cloakroom, kitchen, lounge/diner and stairs to first floor.

- En suite Shower Room
 - Gas Central Heating
 - Double Glazing
 - 2 Allocated Parking Spaces
 - Garden
 - Early viewing recommended
- The cloakroom has a low level W/C and wash hand basin. The kitchen is fitted with a range of wall and base units with worktop over, inset stainless steel 1.5 bowl sink/dishwasher, built in electric oven, gas hob, cooler hood, space and plumbing for washing machine, space for and fridge/freezer and dishwasher. The lounge/diner is spacious and enjoys a triple aspect. On the first floor there are three bedrooms, master with built in wardrobes and en-suite with basin, low level WC and shower, a separate family bathroom and airing cupboard. The family bathroom comprises; bath, low level wc and wash hand basin. The enclosed rear garden has a patio seating area and low maintenance shingle with side access to the front of the property and a rear gate leading immediately to the two allocated 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: C

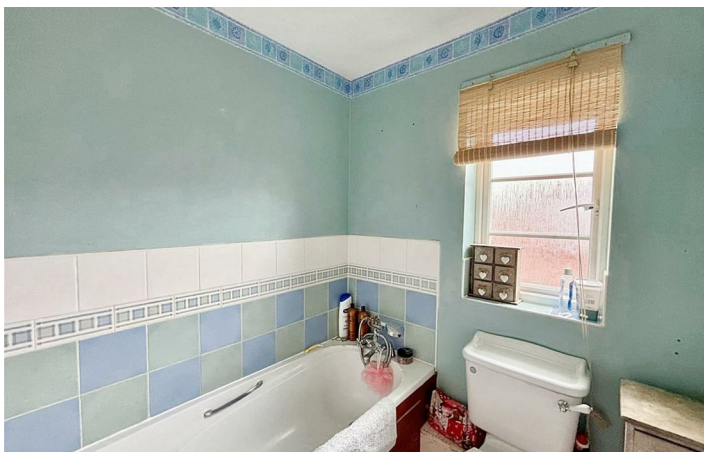
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C

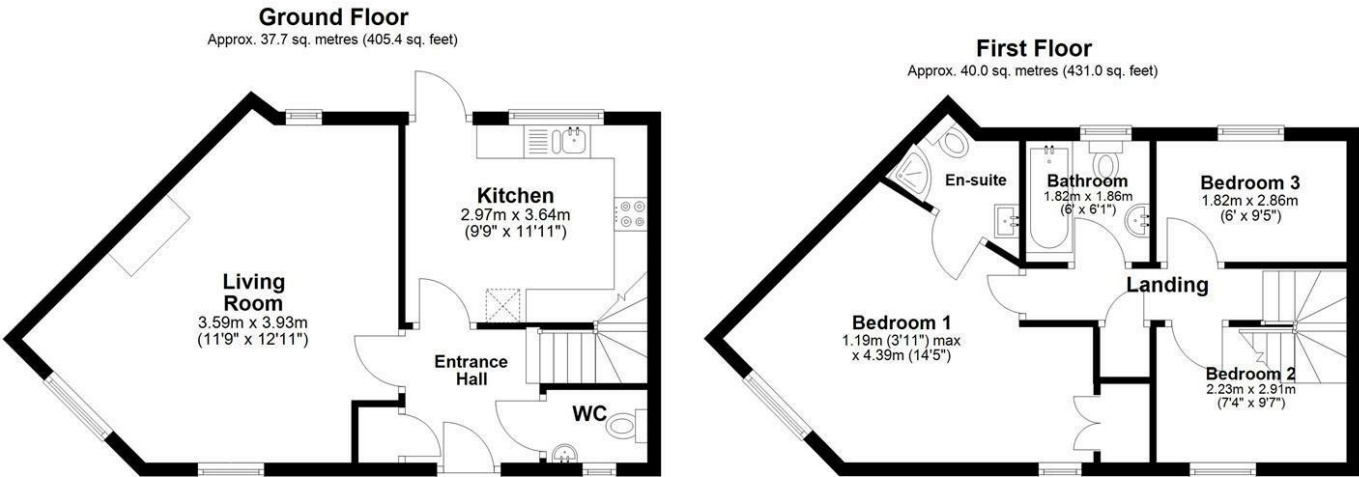


Directions

From our Shaftesbury office proceed up the High Street, turn left onto New Road and then left again onto the B3081/ Shaftesbury Road. At the roundabout take the 2nd exit to continue along Shaftesbury Road. Follow this road until the next roundabout take the 2nd exit on Le Neurboug Way. Follow the road and take the first exit at the next roundabout onto B3092 continue to the next roundabout and take the first exit into Marlott Road. Once in the estate take the first left following the road around and the property will be located on the right hand side.



Floor Plan



Total area: approx. 77.7 sq. metres (836.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given

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.

