



**CHAFFERS**  
**ESTATE AGENTS**



**26 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**

# 26 Marlott Road , Gillingham, SP8 4FA



- Popular location close to riverside walks
- 3 Bedrooms
- Cloakroom
- En suite Shower Room
- Gas Central Heating
- Double Glazing
- 2 Allocated Parking Spaces
- Garden
- Early viewing recommended

## DESCRIPTION

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

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/drainer, built in electric oven, gas hob, cooker 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.

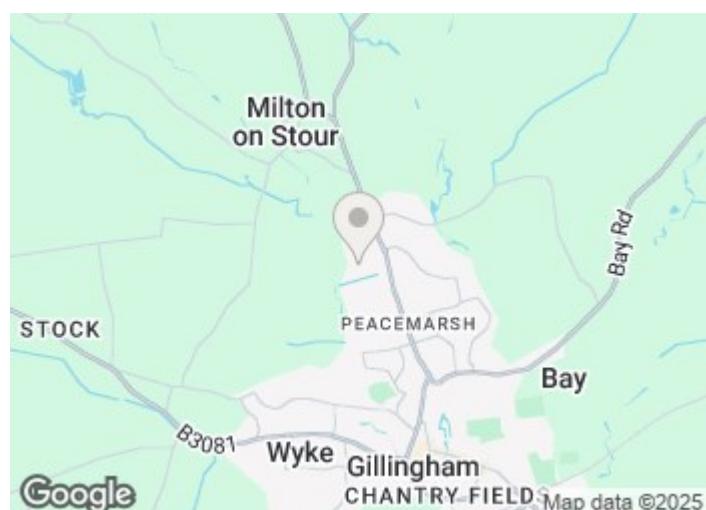
## ADDITIONAL INFORMATION

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

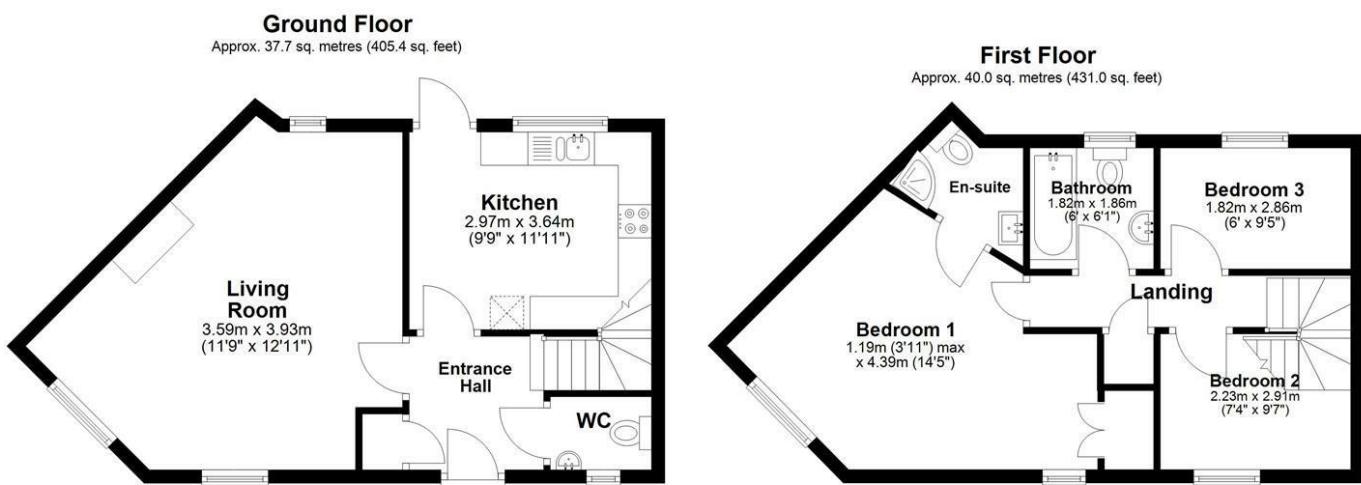


## Directions

From our Gillingham Office proceed down the High Street and bear right onto St. Martin's Square. At the 'T' junction turn right onto Le Neubourg Way/B3092. At the roundabout take the first exit onto B3092 heading into the Peacemarsh area. At the next roundabout take the first exit onto Marlott Road. Turn left to stay on Marlott Road where the property can be found 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 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<br>(92 plus) A |                         | 88        |
| (81-91) B  |                         |           |
| (69-80) C  | 74                      |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| Not energy efficient - higher running costs                |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |