



CHAFFERS
ESTATE AGENTS



Nursery Gardens

Mere, BA12 6PP

NO FORWARD CHAIN An attractive spacious four bedroom family home with garage, off road parking and enclosed rear garden. Conveniently located close to the town centre and amenities including dentist, supermarket, post office, primary school, church and pubs with the A303 being easily accessible. EPC Band: C

£395,000 Freehold

Council Tax Band: E

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THE PROPERTY

* This spacious four bedroom house is ideal for family living, offering comfort and convenience throughout. Upon entering, you're greeted by a welcoming entrance hall and a handy cloakroom. The ground floor includes a separate dining room and a bright living room with patio doors leading to the rear garden, perfect for relaxing or entertaining. The kitchen is fitted with an integrated fridge/freezer, electric oven, gas hob, and extractor hood, providing all the essentials for modern cooking.

Upstairs, the master bedroom features built-in wardrobes and an en suite bathroom. There are three further bedrooms, making this an excellent family home, along with a family bathroom for additional convenience. An airing cupboard on the landing adds to the practical storage space.

OUTSIDE

Externally, the rear garden is mainly laid to lawn, offering a lovely outdoor area. The property also benefits from a garage and off-road parking, ensuring plenty of space for vehicles. This home is perfect for those seeking a well rounded property in a desirable location.

LOCATION

MERE is a small country town which offers a good range of everyday facilities including health centre and dentist, supermarket, Post Office, butchers, First School, churches, pubs, electrical shop, golf driving range, fishing lakes and regular local bus services, There are excellent walks in and around the town and also the Wiltshire downs. The town has easy access to the A303 and main line station at Gillingham (Exeter - Waterloo) approximately 4 miles, the ancient Saxon hilltop town of Shaftesbury is approximately 8 miles and the cathedral city of Salisbury about 24 miles.

ADDITIONAL INFORMATION

ADDITIONAL INFORMATION Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Wiltshire 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: C



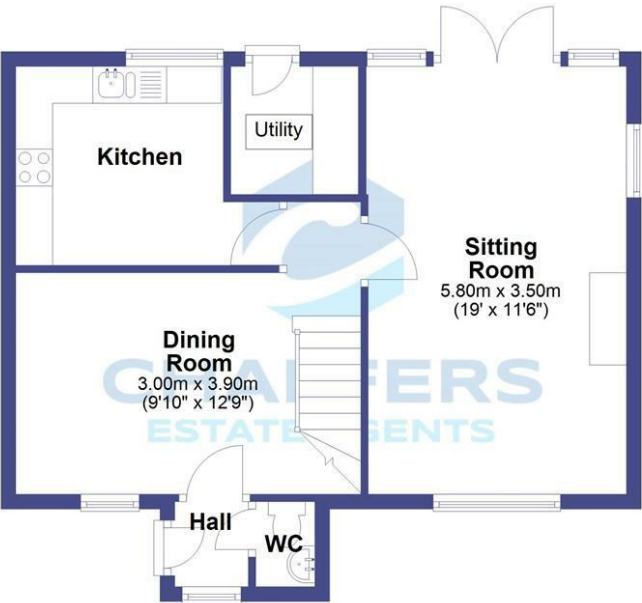
Directions

From our Gillingham office turn left onto High street, Turn right onto Saint Martin's Square. At the junction turn right onto B3092 / Le Neubourg Way. At the roundabout turn left to stay on B3092. At the roundabout, take the 2nd exit. Turn right onto B3095 / Castle Street. Turn left onto New Cut. Turn left onto Nursery Gardens.

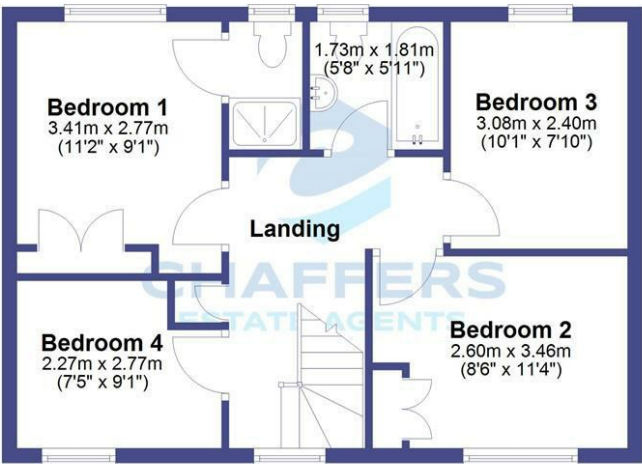


Floor Plan

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
England & Wales		
EU Directive 2002/91/EC		