



CHAFFERS
ESTATE AGENTS



Shreen Way

Gillingham, SP8 4EL

* NO ONWARD CHAIN*

Situated in the charming area of Shreen Way is this delightful three bedroom detached chalet bungalow which offers a perfect blend of comfort and convenience. Conveniently located close to local shops, hairdressers, town centre and mainline train station (Exeter-London/Waterloo). The property benefits from front and rear gardens, ample parking, single garage, gas central heating and double glazing. EPC Band:- TBC

£385,000 Freehold

Council Tax Band: D

Shreen Way

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DESCRIPTION

Shreen Way is a deceptively spacious three double bedroom detached chalet bungalow located on the Bay side of town convenient to local shops, hairdressers and town centre. The mainline train station (Exeter-London/Waterloo) is approx. 10-15 min walk. This delightful property needs a little updating but offers versatile accommodation, arranged over two floors and in brief comprises:-Entrance hall with stairs to the first floor; a spacious triple aspect lounge/dining room featuring an electric coal effect fire with mantel surround, double glazed patio doors opening onto:-conservatory which is of good size, timber double doors to the garden and access to the utility room; a good sized kitchen fitted with a range of white floor and wall units, space for cooker, space for fridge, built in storage cupboard and linen cupboard, spot lights and half glazed door to the utility room; the utility room has plumbing for washing machine, a Belfast sink, space for tumble dryer, access to the conservatory and half glazed door to the garden. A convenient ground floor bedroom, has built in double door cupboard which houses the Gloworm combination gas boiler; to complete the layout on this floor is a shower room comprising shower cubicle, pedestal wash basin, low level WC, heated chrome radiator/towel rail and extractor fan. The landing on the first floor has doors off to all rooms ~ Bedroom one is a well proportioned room with built in double wardrobes; bedroom two is another good sized room with built in double wardrobe; a family bathroom fitted with a white suite comprising panelled bath with shower attachment, pedestal wash basin, low level WC and double glazed rear window. Outside there is a driveway with ample parking leading to a single garage, front and rear gardens. The property benefits from gas central heating and double glazing.

OUTSIDE

Front Garden:- Low boundary wall surrounds a lawned garden edged with well established flower and shrub borders, gates either side of the property that lead to the rear. Double wrought iron gates open onto a concrete driveway which provides ample parking for 3 cars and leads to:- Single Garage (5.86m x 2.79M) with up and over door, timber window, light and power. Enclosed fenced rear garden with paved patio, flower and shrub borders surround a nicely manicured lawn area, pergola/seating area, trees and shed.

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets including a 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: D
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: TBC



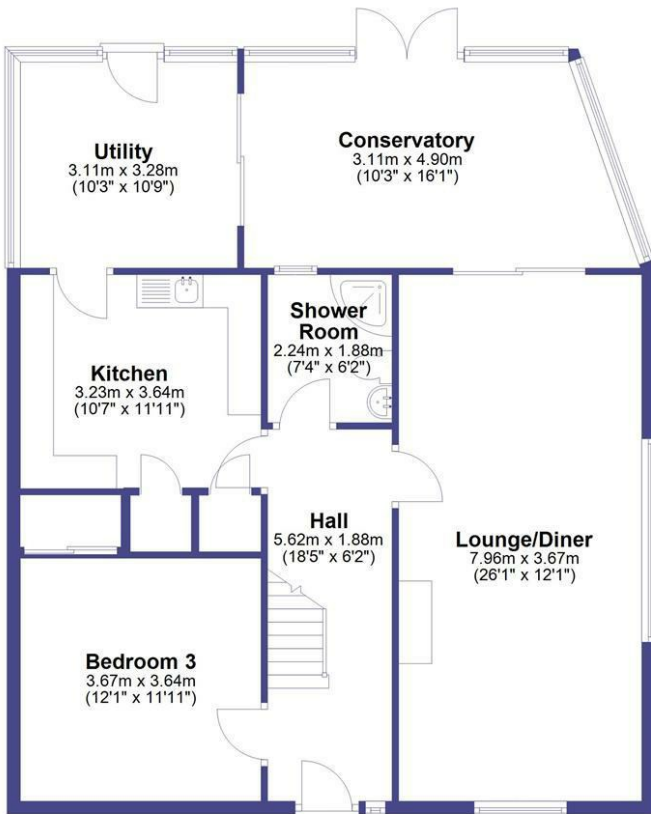
Directions

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 2nd exit onto Queen Street and bear round to the left which becomes Bay Road. Take the 2nd turning on the left onto Shreen Way. Continue on this road, passing Sylvan Way on your left and after a short distance 28 Shreen Way can be found on the right hand side.

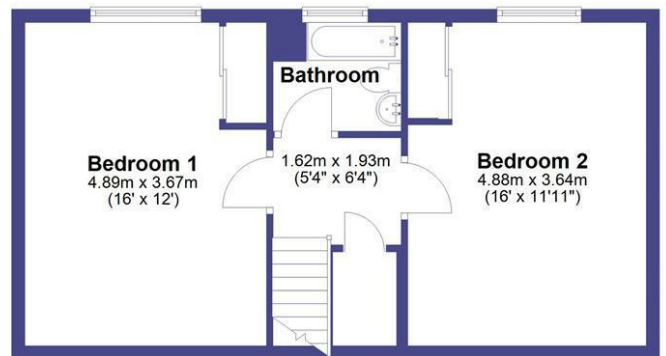


Floor Plan

Ground Floor



First Floor



Total area: approx. 149.3 sq. metres (1606.8 sq. feet)

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			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	