



CHAFFERS
ESTATE AGENTS



Cloverfields
Gillingham, SP8 4UR

A MUST VIEW PROPERTY An attractive THREE BEDROOM semi detached family home with garage situated in a quiet cul-de-sac location on the Peacemarsh side of town within easy distance to doctors/dentist surgeries, nursery, public house, local shops, primary school, river/countryside walks. EPC Band:- D

Offers Over £250,000 Freehold
Council Tax Band: C

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DESCRIPTION

A delightful three bedroom semi detached family home situated in a quiet cul-de-sac located on the Peacemarsh side of town within easy distance to doctors/dentist surgeries, public house, local shops, primary school and river/countryside walks.

This attractive well maintained and improved property is in excellent decorative order through out and offers spacious living accommodation, arranged over two floors and briefly comprises of:- Entrance hall with door to the downstairs cloakroom; a well proportioned sitting room with double doors opening onto:- a well equipped kitchen/dining room fitted with a range of floor and wall units including a built in electric oven, Neff ceramic hob with extractor hood above and double glazed doors opening onto the rear garden. The landing on the first floor leads to bedroom 1 with built in double wardrobe and two further bedrooms both with fitted wardrobes. A family bathroom which is fitted with a white suite comprising:- panelled bath with electric shower over, vanity wash basin, low level W.C and a chrome radiator/towel rail.

The property benefits from double glazing, gas central heating, ample parking, single garage, front and rear gardens.

INTERNAL VIEWING HIGHLY RECOMMENDED

OUTSIDE

Front Garden Laid to lawn for ease of maintenance and an outside light. A tarmacadam driveway provides space for two cars which leads to:-

Single Garage/Utility (5.03m x 2.49m) Up and over door, light and power, personal door and loft storage. The gas boiler can be found in the garage along with a stainless steel sink unit and

plumbing for a washing machine.

Enclosed Fenced South Facing Landscaped Rear Garden Laid to lawn, paved patio area, flower and shrub borders, small slate area and an outside tap.

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.

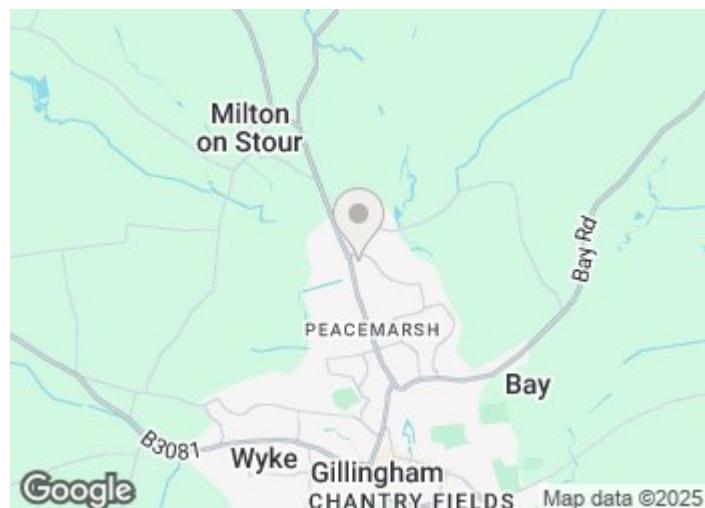
ADDITIONAL INFORMATION

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: D

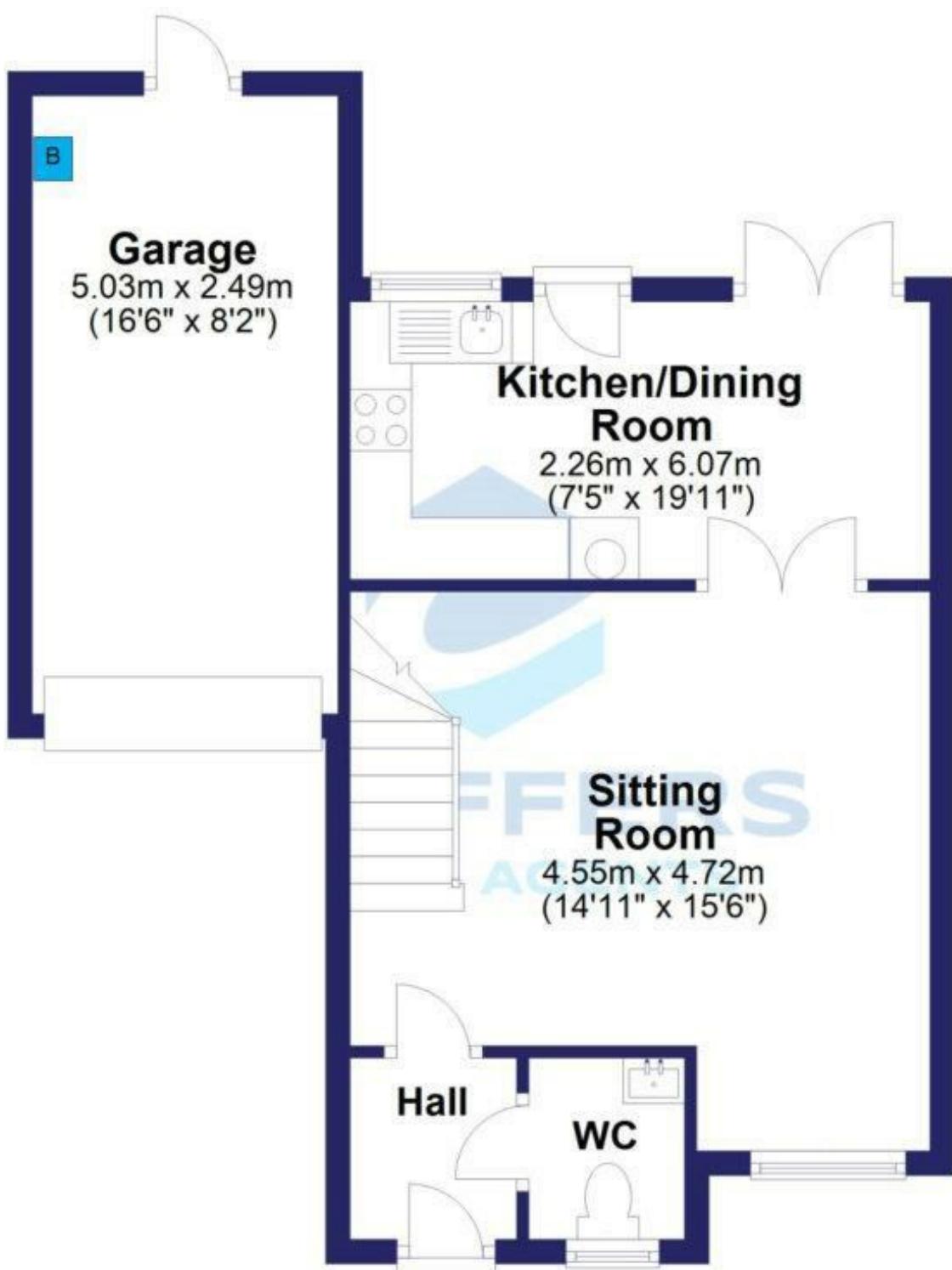


Directions

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. At the roundabout take the first exit heading onto Peacemarsh and towards Mere. At the next roundabout turn right onto Gyllas Way and then take the first right onto Cloverfields. Follow the road to the right where Number 50 can be found a short distance on the left hand side.



Floor Plan



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.

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		
England & Wales	EU Directive 2002/91/EC	