



**CHAFFERS**  
ESTATE AGENTS



## Avondale Gardens

Gillingham, SP8 4RW

A delightful two double bedroom semi detached bungalow with garage and gardens conveniently located on the Peacemarth side of town within easy distance to local shops, bus routes, town centre and mainline train station (Exeter-London/Waterloo). EPC Band:- E

**£235,000 Freehold**

Council Tax Band: B

# Avondale Gardens

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## DESCRIPTION

A delightful two double bedroom semi detached bungalow with garage and gardens conveniently located on the Peacemarsh side of town within easy distance to local shops, bus routes, town centre and mainline train station (Exeter-London/Waterloo). This wonderful property has spacious well presented accommodation which in brief comprises:- Entrance hall which provides access to the loft, store cupboard, airing cupboard and doors to:- a good sized lounge with double glazed patio doors opening onto garden; kitchen fitted with a range of floor and wall units including space for cooker with cooker hood, space for fridge/freezer, plumbing for washing machine, double glazed rear window, meter cupboard and double glazed door to side porch; Both double bedrooms are fitted with built in double wardrobes. To complete the layout is a shower room fitted with a white suite including a walk in electric shower, vanity wash basin, low level WC, radiator/towel rail, dimplex convector heater and vinyl flooring.

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

## OUTSIDE

Front Garden Laid to lawn with flower and shrub borders

Concrete driveway which provides ample parking for 3-4 cars leading to:-

A single garage with up and over door. Gravelled area to the side of the property which leads to a gate opening onto a bin storage area.

An attractive enclosed fenced rear garden which is

predominantly laid to lawn edged with flower and shrub borders. There are two paved patios, trees and a water butt.

## 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 (Meter), Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: B

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: E

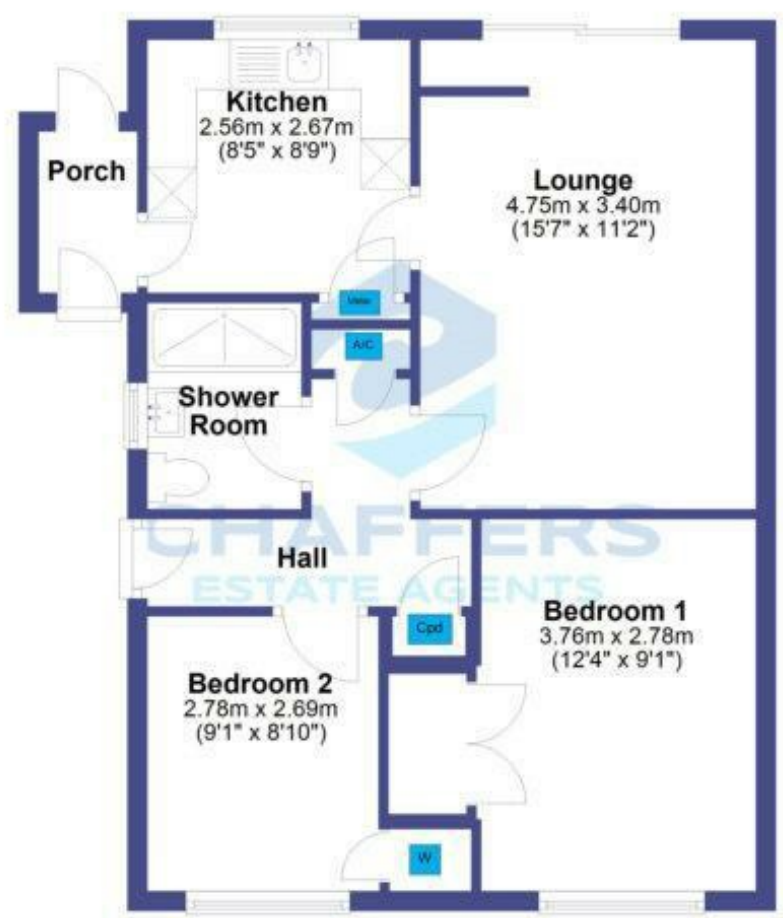


## Directions

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 1st exit onto B3092 heading into the Peacemarsh side of town. After a short distance, turn right onto Claremont Avenue and then a left onto Cordery Gardens. Turn left onto Downsview Drive and then left onto Avondale Gardens.



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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 78        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 45      |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |