



CHAFFERS
ESTATE AGENTS



Cherryfields

Gillingham, SP8 4TJ

A delightful two double bedroom terraced home conveniently located in a popular residential area within easy distance to doctor/dentist surgeries, nursery, local shops and countryside walks. The town centre and mainline train station (Exeter-London/Waterloo) are approx. 10 mins drive. EPC Band:- TBC

£198,000 Freehold

Council Tax Band: B

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DESCRIPTION

A delightful two double bedroom terraced home conveniently located in a popular residential area within easy distance to doctor/dentist surgeries, nursery, local shops and countryside walks. The town centre and mainline train station (Exeter-London/Waterloo) are approx. 10 mins drive. This wonderful gem of a property offers well presented accommodation, arranged over two floors and in brief comprises:- Entrance hall with stairs to the first floor and doors to:- a spacious lounge with understairs storage cupboard and double glazed patio doors opening onto garden; kitchen fitted with a range of floor and wall units including a built in Belling electric oven, gas hob with cooker hood above, plumbing for washing machine and space for fridge. The landing on the first floor provides access to the loft and has doors to both bedrooms and bathroom. Bedroom one benefits from built in double wardrobe; bedroom two has a curtain double fronted wardrobe as well as access to a linen cupboard which houses the gas combination boiler. Finally the bathroom is fitted with a panelled bath with shower over, pedestal wash basin, low level WC, chrome radiator/towel rail and extractor fan. The property benefits from gas central heating, double glazing and an attractive enclosed rear garden. Parking is also available.

OUTSIDE

An attractive enclosed fenced rear garden which is gravelled for ease of maintenance including a paved patio, flower bed and timber shed.

Parking available to the front of the property.

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.

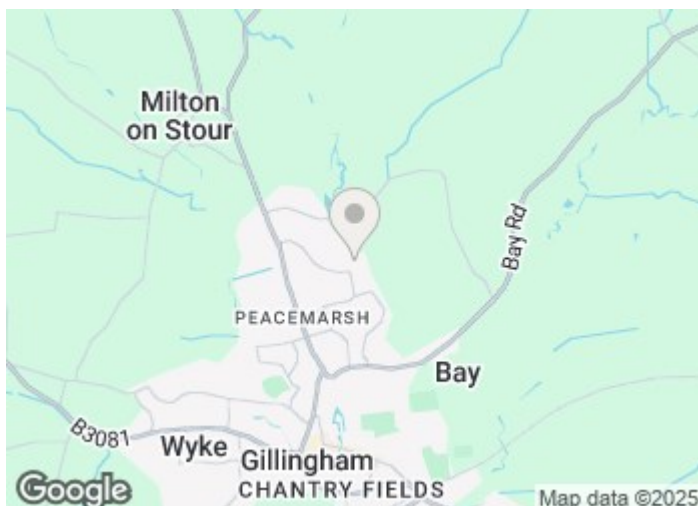
ADDITIONAL INFORMATION

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: 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 1st exit onto B3092 heading into the Peacemarsh side of town. At the next roundabout take the 3rd exit onto Gyllas Way. Gyllas Way turns left and becomes Cherryfields. Turn left to stay on Cherryfields where the property can be found on the right hand side.

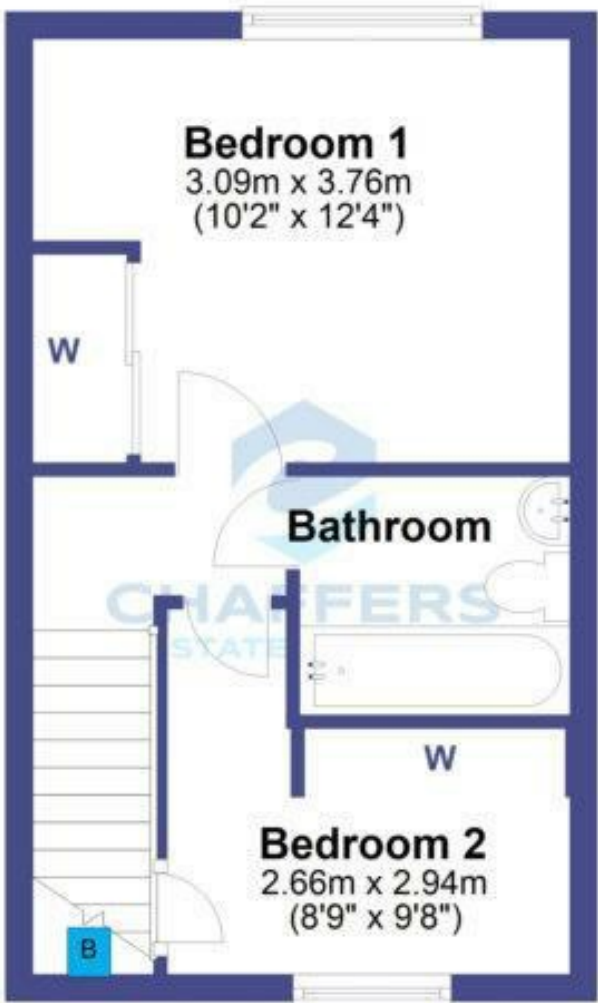


Floor Plan

Ground Floor



First Floor



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