



CHAFFERS
ESTATE AGENTS



2 Ridgeway Road
Gillingham, SP8 4GH

An attractive five bedroom town house situated in a popular residential area just a short walk from some beautiful river and countryside walks. The property is offered to the market with no onward chain.

£315,000 Freehold
Council Tax Band: C

2 Ridgeway Road

Gillingham, SP8 4GH



DESCRIPTION

The entrance hallway gives access to the ground floor cloakroom and stairs leading nicely to the first floor with useful under stairs storage cupboard. A doorway leads into the kitchen which has plenty of wall and base units along with ample work surfaces. Appliances include the built in electric oven, gas hob with extractor above and the integrated washing machine and fridge/freezer.

The living room is located at the rear of the property and is a nice size with dual use for living and dining, double doors give direct access to the rear garden.

The first floor landing gives access to three bedrooms and the family bathroom. All bedrooms are laid to carpet with bedroom one offering lovely views to the rear. The smaller of the bedrooms on this floor could be utilised as a home office/study. This floor is completed by a

family bathroom with bath, low level WC and vanity style sink.

The second floor leads to the second bedroom overlooking the front and the third bedroom which has a generous walk in airing cupboard with plenty of space for linen, towels and the central heating water tank. A second bathroom has been added to this floor with low level WC, vanity style sink and corner shower.

Outside the rear garden is nicely enclosed by brick walls and panelled fencing. The space is low maintenance with a pathway leading directly to the parking space and garage (rear of the property). The garage itself has an up and over door, power and lighting.

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.

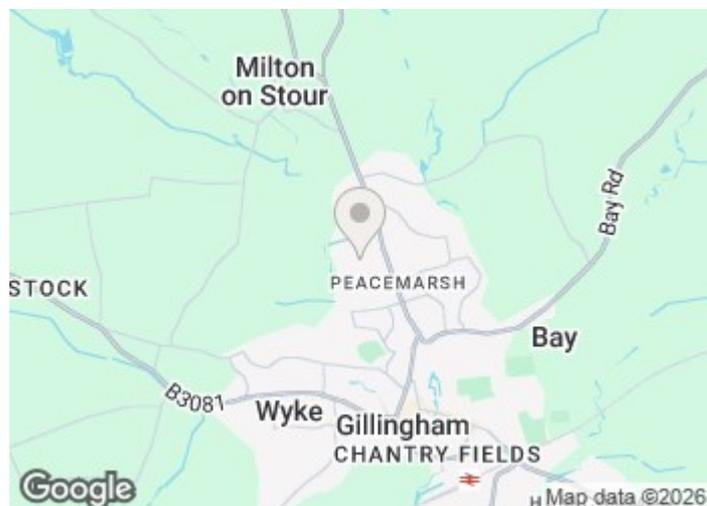
ADDITIONAL INFORMATION

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.

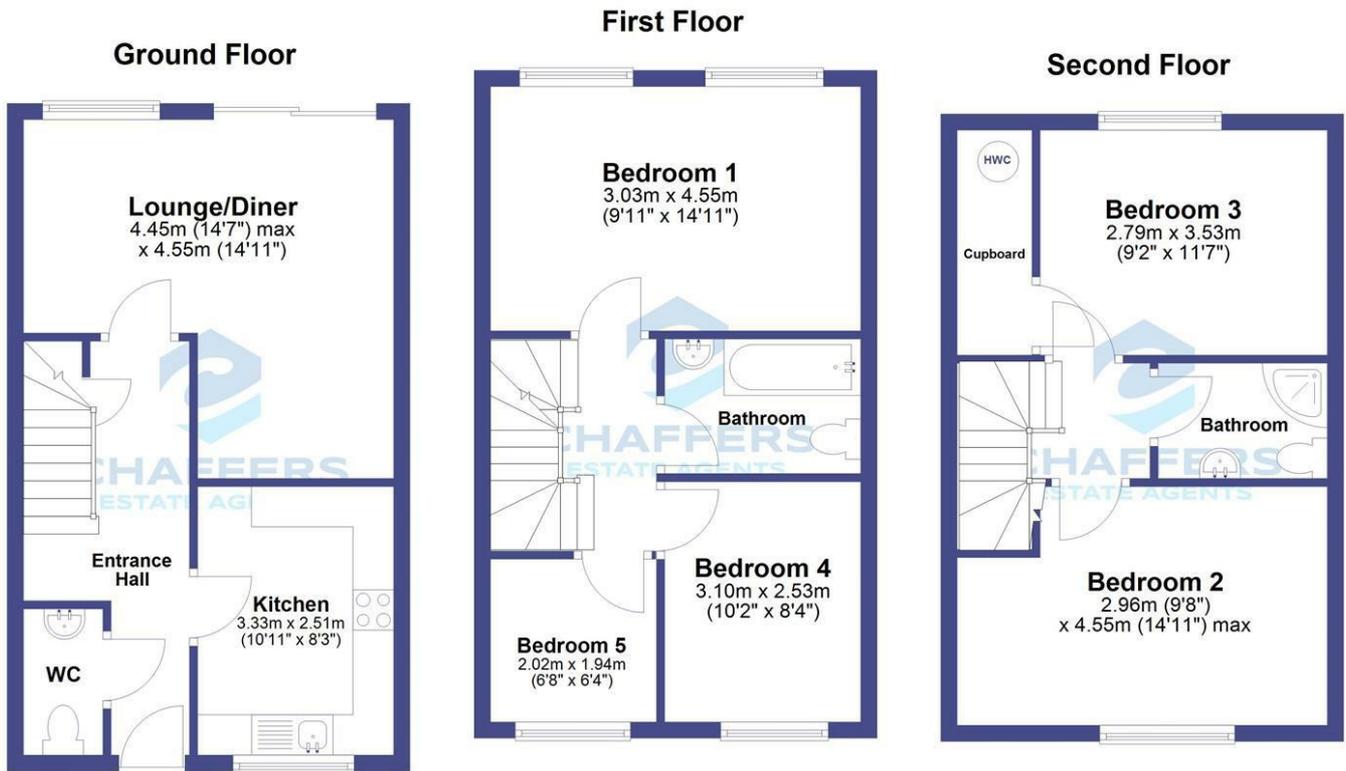
Energy Performance Certificate: Rated: C



Directions



Floor Plan: Not to scale ~ For identification purposes only.



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			
(81-91) B			
(69-80) C		77	87
(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	