



CHAFFERS
ESTATE AGENTS



**6 Victoria Road,
Gillingham, SP8 4HY**

An attractive red brick mid-terrace two double bedroom Victorian home with many traditional features having been retained. The property is ideally situated in a quiet cul-de-sac location with residents parking within easy walking distance to the town centre, schools, doctor/dentist surgeries and mainline train station (Exeter-London/Waterloo). Offered to the market with no onward chain.

£255,000 Freehold

Council Tax Band: C

6 Victoria Road, Gillingham, SP8 4HY



DESCRIPTION

This wonderful home offers plenty of character with Victorian fireplaces, high ceilings and well proportioned rooms. The accommodation comprises:- Entrance hall with stairs to the first floor, doors to:- a nicely proportioned sitting room with good ceiling heights and a gas coal effect fireplace; a light and airy dining room with gas coal effect fire place, under stairs storage cupboard and doors to the well equipped kitchen fitted with a range of white floor and wall units including a built in electric double oven, gas hob with extractor hood above, dish washer and fridge/freezer, shelved utility area with washing machine and doors to:- the downstairs cloakroom and boot room.

The landing on the first floor leads to two large double bedrooms and shower room. Bedroom one is a well proportioned room with two large double glazed windows, a freestanding double wardrobe and Victorian fire place; Bedroom two has a double glazed window to rear aspect, freestanding wardrobe and Victorian fire place; a large shower room fitted with a pedestal wash basin, low level WC, walk in shower cubicle with seat, double glazed rear window, airing cupboard and gas boiler.

The property benefits from double glazing, gas central heating, newly installed stairlift, a well stocked enclosed rear garden with useful garden shed and attractive front garden. The property is offered to the market with no onward chain. The property benefits from a gravel driveway.

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 & Mains 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



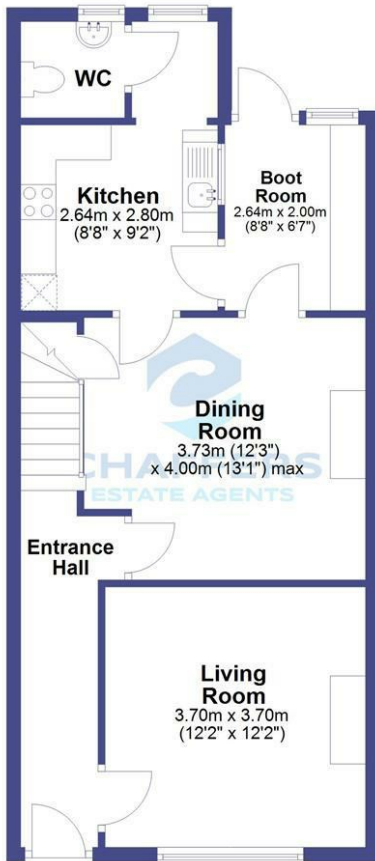
Directions

From our Gillingham office proceed up the High Street and continue onto Newbury. Go past Lidl's on your left and after a short distance turn left onto Hardings Lane. Take the next right onto Victoria Road where Number 6 can be found on the left hand side.



Floor Plan

Ground Floor



First Floor



Total area: approx. 99.5 sq. metres (1071.1 sq. feet)

Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.

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.

6 The Centre High Street, Gillingham, Dorset, SP8 4AB
Tel: 01747 822233 Email: gillingham@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	