



CHAFFERS
ESTATE AGENTS



Horsefields

Gillingham, SP8 4UQ

A three-bedroom end terrace house conveniently located on the Peacemarsh side of town within easy distance of essential amenities such as doctor/dentist surgeries, nursery, local shops, country/riverside walks. The town centre and mainline train station are approx. 1 mile away. EPC Band:- C

£245,000 Freehold

Council Tax Band: C

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DESCRIPTION

* A three-bedroom end terrace house conveniently located on the Peacemarsh side of town within easy distance of essential amenities such as doctor/dentist surgeries, nursery, local shops, country/riverside walks. The town centre and mainline train station are approx. 1 mile away. The house itself features a garage, a rear garden, ample parking and a conservatory. Inside, the property is equipped with gas central heating and double glazing, ensuring comfort and energy efficiency throughout the seasons. The accommodation is arranged over two floors and in brief comprises:- Entrance hall with laminate flooring, door to garage and opening to:- Kitchen fitted with a range of floor and wall units including a built in AEG electric oven, gas hob with cooker hood above, plumbing for washing machine and space for slim line dish washer; a good sized lounge/diner featuring a fire place housing a gas coal effect fire with mantel surround, double glazed patio doors to garden and conservatory, stairs to first floor. The landing on the first floor has doors to all three bedrooms, bathroom and provides access to the partly boarded loft with ladder. The family bathroom is fitted with a grey suite and comprises:- panelled bath with mixer tap and shower attachment, pedestal wash basin, low level WC, radiator/towel rail and linen cupboard.

OUTSIDE

Front garden

Shared access to:-

Tarmacadam driveway providing parking for 1 car which leads to a single garage as well as two additional gravelled parking spaces. Side gate to:-

A fully enclosed fenced and walled rear garden with artificial grass, trees, roses and shrubs.

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 renown 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.

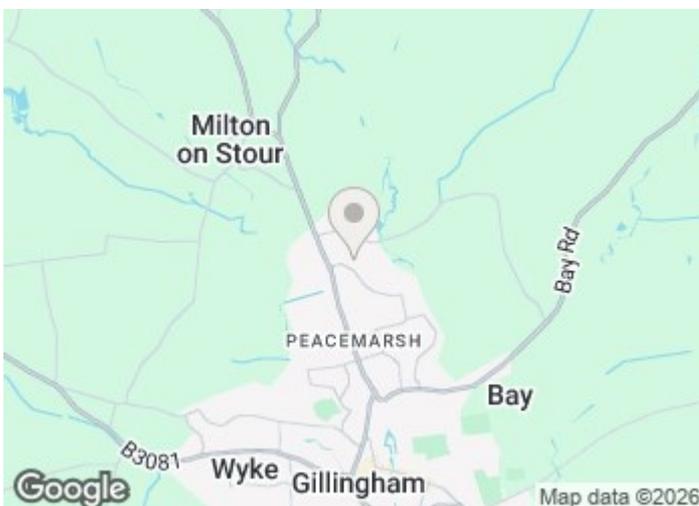
ADDITIONAL INFORMATION

Services: Mains Water (Meter) Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: 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



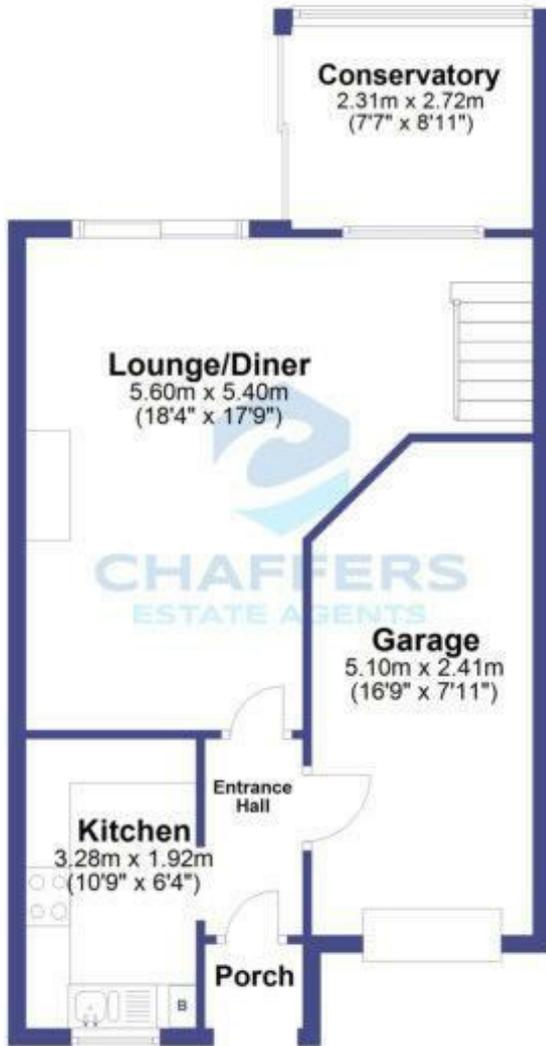
Directions

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 first exit onto B3092. Continue on this road and at the next roundabout take the 3rd exit onto Gyllas Way. Turn left onto Horsefields. Turn right to stay on Horsefields where the property can be found straight in front of you on the right hand side.

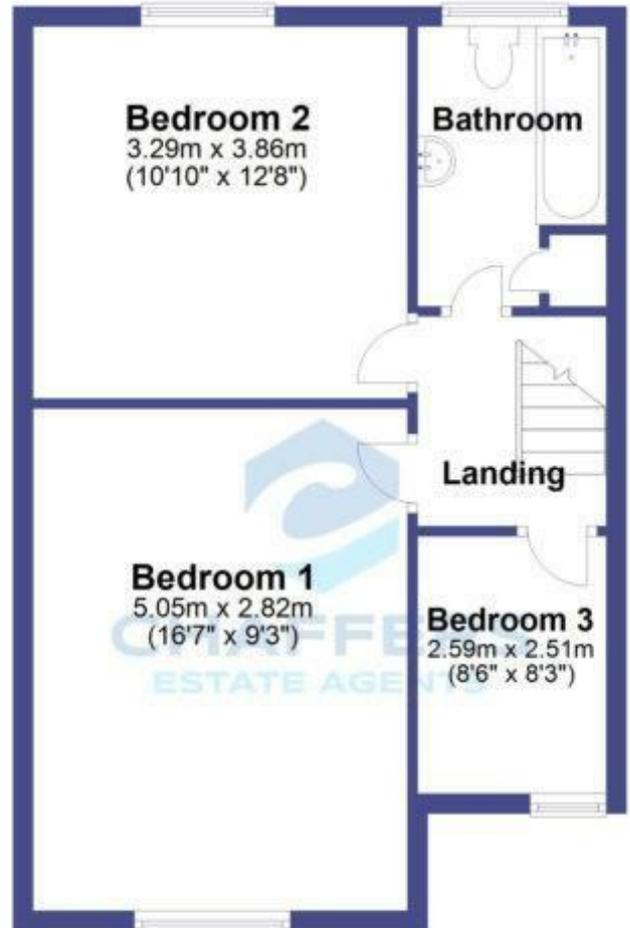


Floor Plan

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 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			
(55-68) D		69	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	