



CHAFFERS
ESTATE AGENTS



**5 Cypress Way,
Gillingham, SP8 4BY**

Well-presented three-bedroom end-terraced family home offering spacious living accommodation, a modern fitted kitchen/dining room, contemporary family bathroom, enclosed rear large garden, single garage and allocated parking. Benefiting from double glazing and electric heating, this property is ideal for families and first-time buyers alike.

£227,000 Freehold

Council Tax Band: B

5 Cypress Way, Gillingham, SP8 4BY



Description

A well-presented three-bedroom mid-terraced family home with garage, allocated parking and an enclosed rear garden.

The accommodation comprises an entrance porch, a spacious living room with fireplace, a fitted kitchen/dining, three well-proportioned bedrooms and a modern family bathroom.

Further benefits include double glazing, electric heating, a single garage, allocated parking and a private enclosed rear garden, mainly laid to lawn with a patio, decking and a garden shed.

A single garage with an up-and-over door is situated in a nearby block, with an allocated parking space directly in front. The enclosed rear garden provides an attractive outdoor space with lawn, flower beds, patio, decking and a garden shed.

Situation

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: B

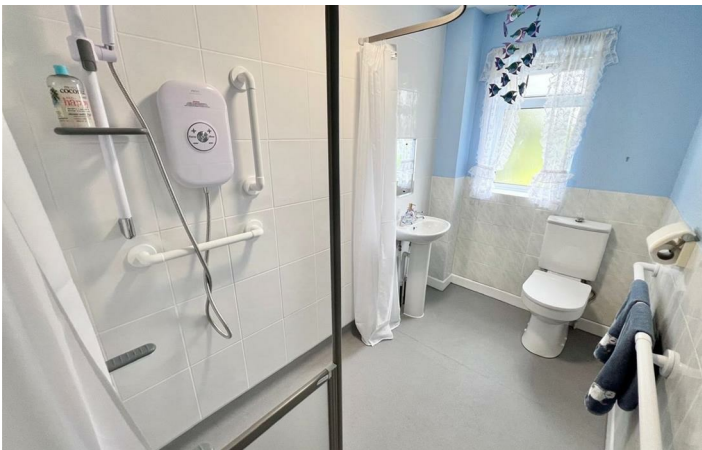
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: TBC



Directions

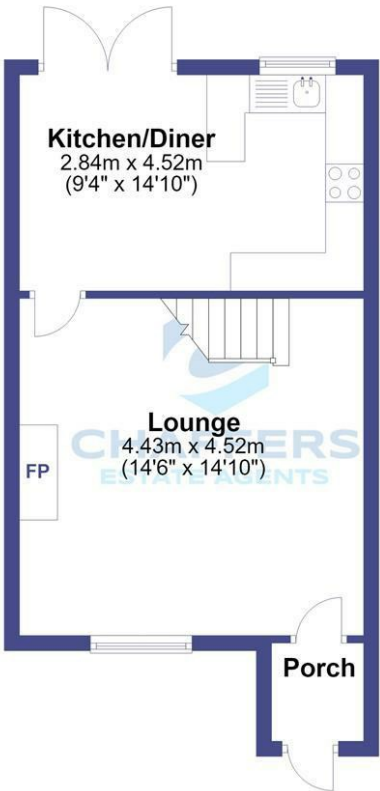
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Floor Plan

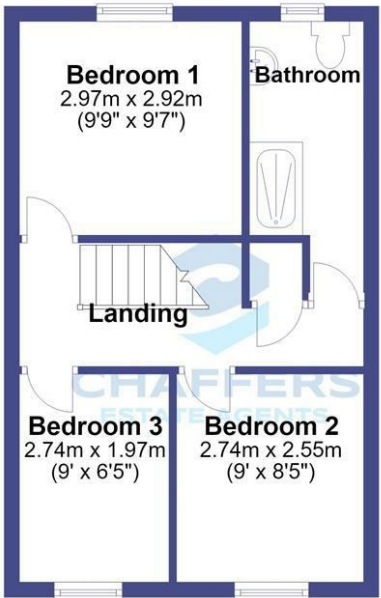
Ground Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.7 sq. feet)



Total area: approx. 70.3 sq. metres (756.4 sq. feet)

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		