



CHAFFERS
ESTATE AGENTS



Octave Terrace

Queen Street, Gillingham, SP8 4DT

A delightful two bedroom mid terraced Victorian house conveniently located within easy walking distance to local shops, town centre, local amenities and mainline train station (Exeter-London/Waterloo). In need of modernisation, it is brimming with potential, allowing you to infuse your personal style and preferences into every corner. EPC Band:- D

Offers In Excess Of £150,000 Freehold

Council Tax Band: B

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DESCRIPTION

A charming two bedroom mid terraced Victorian house, in need of modernisation, situated in a convenient location within easy distance to the High Street, local shops, and all town amenities including a mainline train station (Exeter-London/Waterloo). The accommodation is arranged over two floors and in brief comprises:- Entrance hall with stairs rising to the first floor and doors to:- living room with cast iron fire place and double glazed window to front aspect; dining room with stone fireplace, understairs storage cupboard and double glazed window to rear aspect; kitchen fitted with a range of floor and wall units, electric cooker, space for fridge, plumbing for washing machine, vinyl flooring and double glazed door to garden. The landing on the first floor has doors off to all rooms. The main bedroom has a cast iron fireplace which is boarded up and double glazed window to front aspect; bedroom two benefits from a built in wardrobe and double glazed window to rear aspect; to complete the layout on this floor is a family bathroom which includes a panelled bath, pedestal wash basin, low level WC, airing cupboard and access to the loft.

The property benefits from gas central heating, double glazing, front and rear gardens.

This Victorian gem is perfect for first-time buyers, investors, or anyone looking to create a charming home in a sought-after area. With a little vision and effort, this house can be transformed into a stunning residence that reflects your unique taste.

OUTSIDE

The property benefits from a small lawned front garden and a rear garden which is laid to lawn, paved patio. There is an additional garden area which is laid to lawn and enclosed by wall and fencing, path to either side with rights of way, outside tap.

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: 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.
Agent's Notes: Fitted carpets as seen are included in the sale.
Energy Performance Certificate: Rated: D



Directions

From our Gillingham office, proceed down the High Street. Bear right onto St Martins Square, then take the next turning on the right onto Queen Street. The property can be found on the left 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	