



**CHAFFERS**  
ESTATE AGENTS



**12 Pimpernel Court,**  
**, Gillingham, SP8 4UW**

A two double bedroom terrace house requiring updating, this is a great opportunity for a first time buyer/investor with vision, situated in a sought after area of Gillingham. The property benefits from gas fired central heating and parking for 2 vehicles and a pleasant garden. EPC Rated C.

**Offers In The Region Of £180,000 Freehold**

Council Tax Band: B

# 12 Pimpernel Court, , Gillingham, SP8 4UW



- Entrance Hall
- Kitchen/Diner
- Gas central heating and double glazing
- Garden
- Cloakroom
- 2 Bedrooms
- Requiring updating/modernisation
- Lounge
- Bathroom
- 2 Allocated Parking Spaces

## DESCRIPTION

A two double bedroom terrace house situated in a sought after area of Gillingham. The property benefits from gas fired central heating and parking for 2 vehicles. EPC Rated C.

The accommodation comprises a hallway, cloakroom, living room, kitchen with a On the first floor there are two generously proportioned bedrooms and a bathroom.

Outside there is a easy to maintain garden with a patio, gravelled area and mixed shrubs. The property has parking for two vehicles.

## SITUATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 5 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, 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.

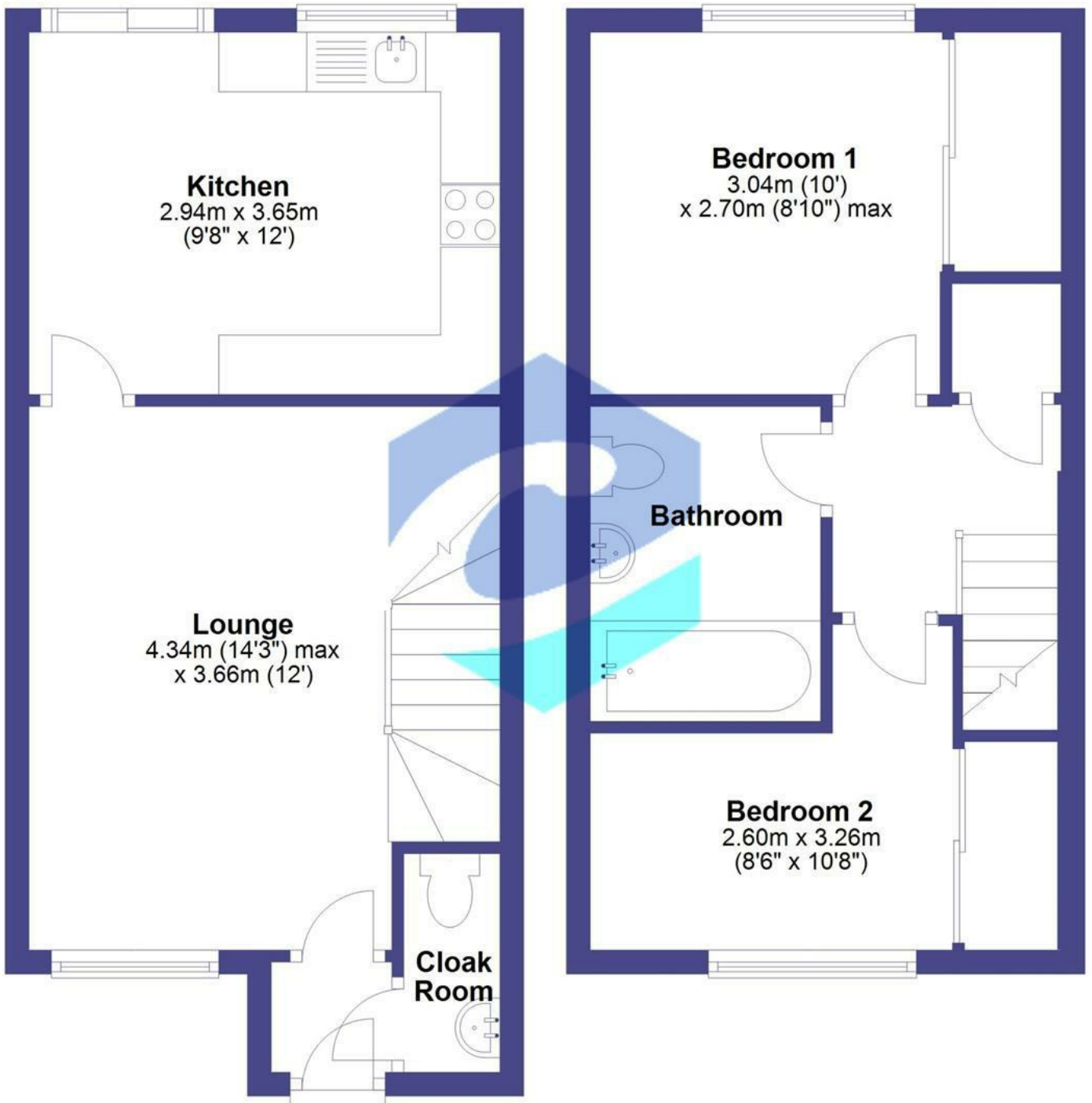
Energy Performance Certificate: Rated: C



## Directions



## Floor Plan



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	