



CHAFFERS
ESTATE AGENTS



9 Casterbridge Way,
, Gillingham, SP8 4FG

Offered to the market with no forward chain. A charming three-bedroom home on Casterbridge Way, Gillingham, offering comfort and convenience. It features a spacious reception room, a well-equipped kitchen/breakfast area, and three generously sized bedrooms, including a master with ensuite. With an additional bathroom and a practical layout, it's ideal for families or guests. EPC: C

Asking Price £235,000 Freehold

Council Tax Band: C

9 Casterbridge Way, Gillingham, SP8 4FG



Description

Situated on the popular Casterbridge Way, this well-presented three-bedroom semi-detached home offers comfortable and practical living in a welcoming setting. The property features a bright entrance hall, a convenient downstairs cloakroom, and a cosy living room complete with space for a gas fire and attractive mantelpiece.

The spacious kitchen/breakfast room is well-equipped with wooden wall and base units, an electric oven, gas hob, and integrated appliances, space for a washing machine, fridge/freezer, and dishwasher, making it ideal for both everyday living and entertaining. Upstairs, the home offers a generous master bedroom with fitted wardrobes and a private en-suite shower room, alongside two additional bedrooms and a modern family bathroom.

Externally, the property benefits from a garage and two allocated parking spaces.

The enclosed rear garden is designed for low maintenance, featuring a paved patio area, a gravelled rear section, and a tree, with access via patio doors from the kitchen providing a pleasant outdoor space for relaxing or dining.

Situation

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 2 chemists, 7 supermarkets to include Waitrose, 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.

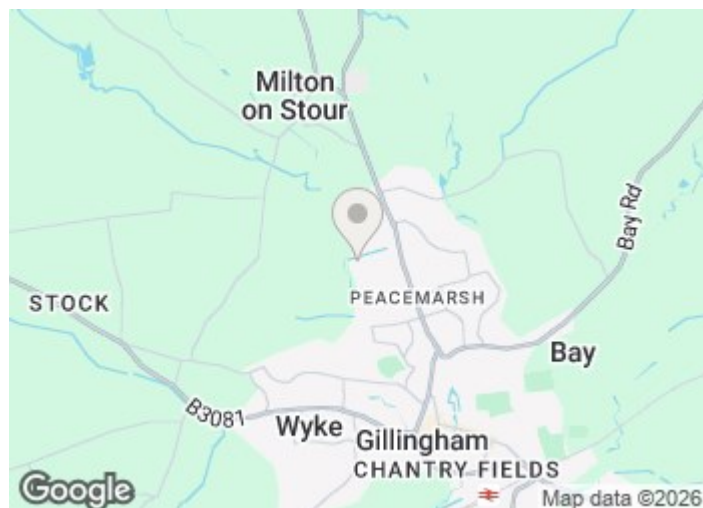
Additional information

Services: Mains Water, 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



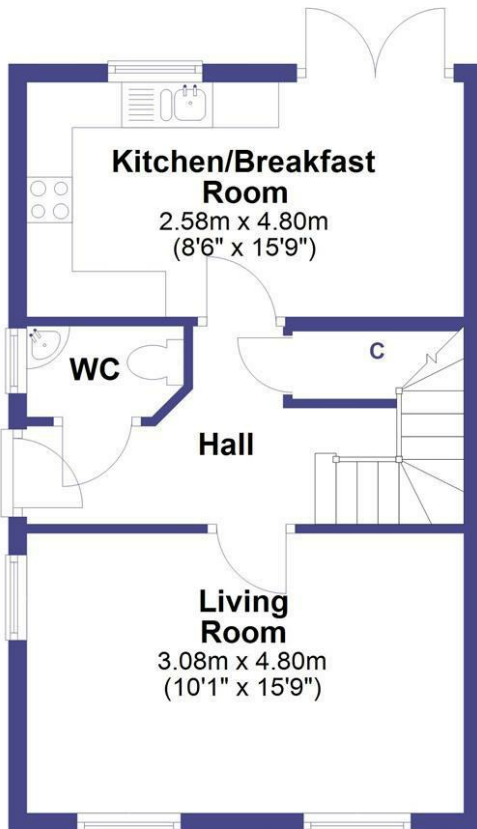
Directions

What three words: [///topping.gains.lawfully](http://topping.gains.lawfully)



Floor Plan

Ground Floor



First Floor



Total area: approx. 77.2 sq. metres (830.7 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 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			
(81-91) B			
(69-80) C		76	84
(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	