CHAFFERS
ESTATE AGENTS

9 Bayfields,

, Gillingham, SP8 4AE

A delightful well presented three bedroom semi-detached family home with newly fitted kitchen, garage and garden situated in a quiet and sought after residential area, within easy walking distance to the town centre, schools and mainline train station (Exeter-London/Waterloo). EPC Band:- C

£285,000 Freehold

Council Tax Band: D

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, Gillingham, SP8 4AE

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DESCRIPTION

A delightful well presented three bedroom semi-detached family home with newly fitted kitchen, garage and garden perfectly situated in a quiet and sought after residential area, within a short walking distance to the town centre, Gillingham Primary and Secondary schools and mainline train station (Exeter-London/Waterloo).

This beautiful home offers deceptively spacious accommodation which is arranged over two floors and in brief comprises:- Entrance hall with stairs to the first floor and doors to:- a new stylish kitchen fitted with a range of modern floor and wall units with quartz worktops, ceramic hob with cooker hood over, built in oven, Shaker style corner unit, space for fridge/freezer and double glazed doors to the conservatory. There is also a door to the utility room with work tops, plumbing for washing machine, space for tumble drier and also the Glow Worm gas boiler for central heating and hot water; double aspect lounge/diner and to complete the layout on the ground floor is a cloakroom.

The landing on the first floor leads to all rooms including an airing cupboard and access to the loft; the main bedroom is a good size with fitted triple wardrobes and door to:- en-suite shower room fitted with a white tiled shower cubicle, pedestal wash basin, low level WC and extractor fan. There are two further bedrooms and a family bathroom which comprises white panelled bath with shower attachment, vanity wash basin, low level WC, laminate flooring and extractor fan.

The property benefits from gas central heating, double glazing, single garage and an enclosed rear garden.

OUTSIDE

A walled and fenced enclosed rear garden which is barked for ease of maintenance including a tree, large decked area and a rear gate.

There is also a tarmacadam driveway leading to a single garage (5.08m x 2.55m) with up and over door, light and power.

LOCATION

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 (Meter) Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: D

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.

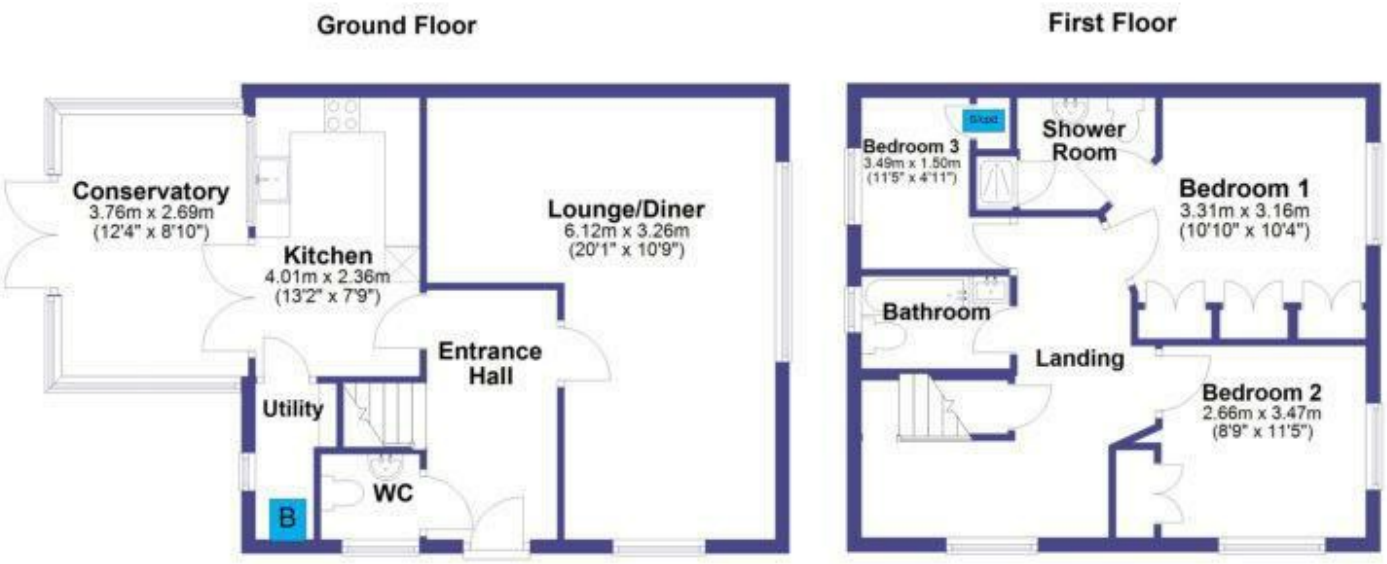
Maintenance charge (TBC) payable to Meadfleet quarterly (covers green area and park)

Energy Performance Certificate: Rated: C

Directions

From our Gillingham Office proceed down the High Street. Just past the Methodist Church on your right, turn right onto Barnaby Mead. Turn left to stay on Barnaby Mead. Turn right onto Bayfields where the property can be found on the left.

Floor Plan



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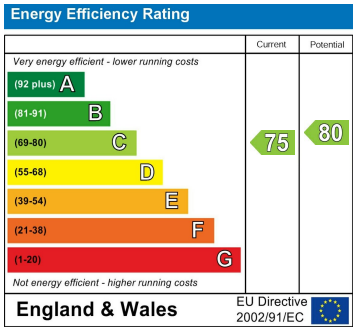

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