



CHAFFERS
ESTATE AGENTS



Woodsage Drive

Gillingham, SP8 4UE

NO ONWARD CHAIN MORE PHOTOS TO FOLLOW* Located in the desirable Wyke area is this mid-terraced two double bedroom home with enclosed rear garden within easy distance to the town centre, schools, mainline train station (Exeter-London/Waterloo) and country/riverside walks. EPC Band:- C

Offers Over £190,000 Freehold

Council Tax Band: B

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DESCRIPTION

Located in the desirable Wyke area is this mid-terraced two double bedroom home with enclosed rear garden and within easy distance to the town centre, schools, mainline train station (Exeter-London/Waterloo) and country/riverside walks. This delightful home offers well presented accommodation, arranged over two floors and in brief comprises:- Entrance hall with doors to:- cloakroom with wash hand basin and low level WC; lounge with stairs to first floor and door to:- kitchen fitted with a range of floor and wall units including a tall cupboard, space for cooker, plumbing for washing machine, space for tumble drier, vinyl flooring and Worcester gas boiler for central heating and hot water. The landing on the first floor has an airing cupboard, access to the loft and doors to both bedrooms and the bathroom. Bedroom one has double mirrored wardrobes as does bedroom two. The bathroom is fitted with a panelled bath with electric shower over with screen, pedestal wash basin, low level WC and extractor fan.

The property benefits from gas central heating, double glazing, enclosed rear garden and two parking spaces.

OUTSIDE

To the front of the property is two allocated parking spaces.

An enclosed fenced rear garden predominantly laid to lawn with a paved patio area, timber shed and rear gate.

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: Mains Water (meter), Gas, 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: D

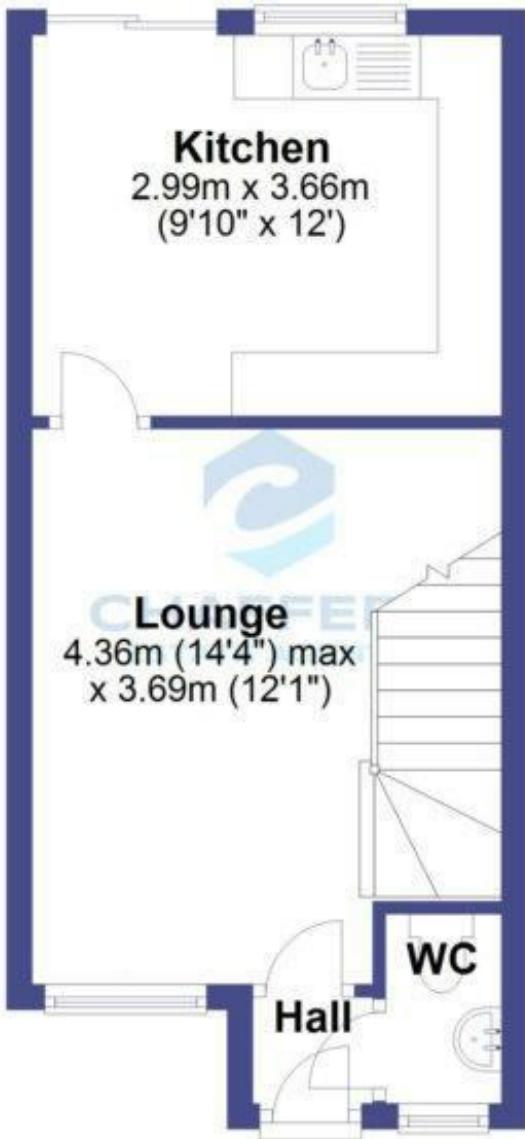


Directions

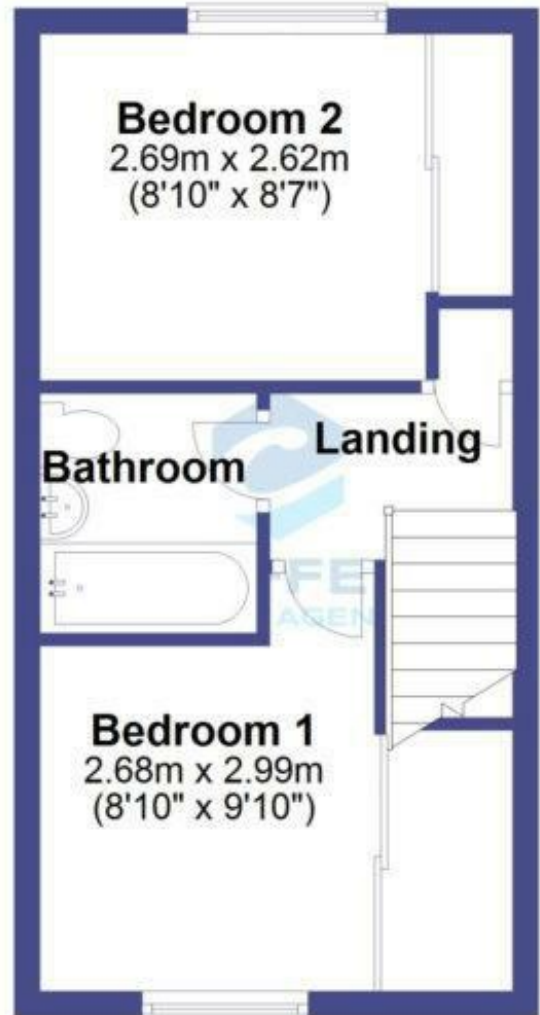
From our Gillingham Office proceed down the High Street and bear right onto St. Martin's Square. At the 'T' junction turn left onto Le Neubourg Way/B3092. After a short distance turn right onto Cemetery Road which soon becomes Rolls Bridge Way. Turn left onto Woodsage Drive.

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(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	