



**CHAFFERS**  
**ESTATE AGENTS**



## Bridge Close Gillingham, SP8 4LS

A delightful well presented two bedroom semi detached bungalow with garage, rear garden, summer house and conservatory located in a popular residential area within easy walking distance to the town centre, all local amenities, schools and mainline train station (Exeter-London/Waterloo). EPC Band:- C

**£235,000 Freehold**

Council Tax Band: B

# Bridge Close

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### DESCRIPTION

A delightful well presented two bedroom semi detached bungalow with garage and conservatory located in a popular residential area within easy walking distance to the town centre, all local amenities, schools and mainline train station (Exeter-London/Waterloo).

The accommodation is in good decorative order throughout and in brief comprises:- Entrance hall with doors off to all rooms including airing cupboard, access to a part boarded loft with ladder; a well proportioned lounge with laminate flooring and double glazed patio doors to conservatory; kitchen fitted with a range of oak floor and wall units including space for cooker with cooker hood above, space for fridge, plumbing for washing machine, laminate flooring, spotlights and half glazed door to outside; there are two double bedrooms and to complete the layout is a family bathroom which is fitted with a white suite, comprising:- panelled bath with electric shower over including screen, pedestal wash basin, low level WC, chrome electric towel rail and laminate flooring. The property benefits from gas central heating, double glazing, solar panels (not working), conservatory, gardens, ample driveway parking and single garage.

### OUTSIDE

To the front of the property is a tarmacadam driveway which provides ample parking for 2-3 cars which leads to:-

Single Garage with up and over door.

The front garden itself is gravelled for ease of maintenance with a variety of shrubs.

Enclosed fenced rear garden which is predominantly laid to lawn including two paved patio's, pergola, flower and shrub borders, shed, summer house and outside tap.

### LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose, 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 (Meter), 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:- The combination boiler can be found in the loft.

Energy Performance Certificate: Rated: C



### Directions

From our Gillingham Office proceed up the High Street. At the roundabout take the first exit onto Newbury/B3081 and keep in the left hand lane. Continue straight over the railway bridge. Go through the next set of traffic lights and take the next turning on the right onto Bridge Close where the property can be found on the right hand side.



## 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 firms 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		85
(69-80) C	69	
(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	