



CHAFFERS
ESTATE AGENTS



3 Orchard Mews, Gillingham, SP8 4TQ

A well-presented two double bedroom home situated in the popular residential area of Wyke. The property benefits from gas central heating, UPVC double glazing, a garage, and attractive views from the principal bedroom. EPC C

Offers Over £175,000 Freehold

Council Tax Band: C

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Description

The accommodation comprises an entrance hall with stairs rising to the first floor, a fitted kitchen with a range of wall and base units, an inset sink with drainer, gas hob and cooker, and a spacious lounge with access to the rear garden.

To the first floor are two generously sized double bedrooms, with the principal bedroom enjoying pleasant views, together with a family bathroom.

Externally, the property features an enclosed rear garden, mainly laid to lawn with fenced boundaries, a mature tree, and a side access gate. The garage benefits from an up-and-over door and a personal side access door.

This property would make an ideal first-time purchase, investment opportunity, or home for those looking to downsize.

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, 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: C



Directions

What Three Words; ///explored.huddled.scatters





Floor Plan: Not to scale ~ For identification purposes only.



Total area: approx. 65.1 sq. metres (700.4 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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		