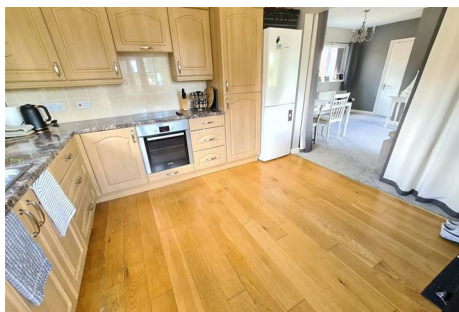




**CHAFFERS**  
ESTATE AGENTS



## The Annexe, Somerley Madjeston, Gillingham, SP8 5JH

A 1 BED ANNEXE IN RURAL LOCATION SEPARATE FROM THE MAIN HOUSE WOULD SUIT PROFESSIONAL PEOPLE. GATED ACCESS - KITCHEN - LOUNGE - BEDROOM - BATHROOM - UTILITY ROOM - OIL CENTRAL HEATING - PART USE OF GARDEN AS AGREED WITH LANDLORD WHO MAINTAINS IT - PARKING FOR UP TO 2 CARS - SEPARATE OIL, WATER AND ELECTRIC METERS - DOUBLE GLAZING - NOT SUITABLE FOR CHILDREN OR SHARERS - Council Tax Band: A - EPC Rating: A99

**£1,200 PCM**

Council Tax Band: A

# The Annexe, Somerley Madjeston, Gillingham, SP8 5JH



- SEPARATE ANNEXE
- USE OF GARDEN
- PARKING
- GATED ACCESS

1 BED ANNEXE IN RURAL LOCATION SEPARATE FROM THE MAIN HOUSE WOULD SUIT PROFESSIONAL PEOPLE. GATED ACCESS - KITCHEN - LOUNGE - BEDROOM - BATHROOM - UTILITY ROOM - OIL CENTRAL HEATING - PART USE OF GARDEN AS AGREED WITH LANDLORD WHO MAINTAINS IT - PARKING FOR UP TO 2 CARS - SEPARATE OIL, WATER AND ELECTRIC METERS - DOUBLE GLAZING - NO SMOKING - NOT SUITABLE FOR CHILDREN OR SHARERS - Council Tax Band: A - EPC Rating: A99

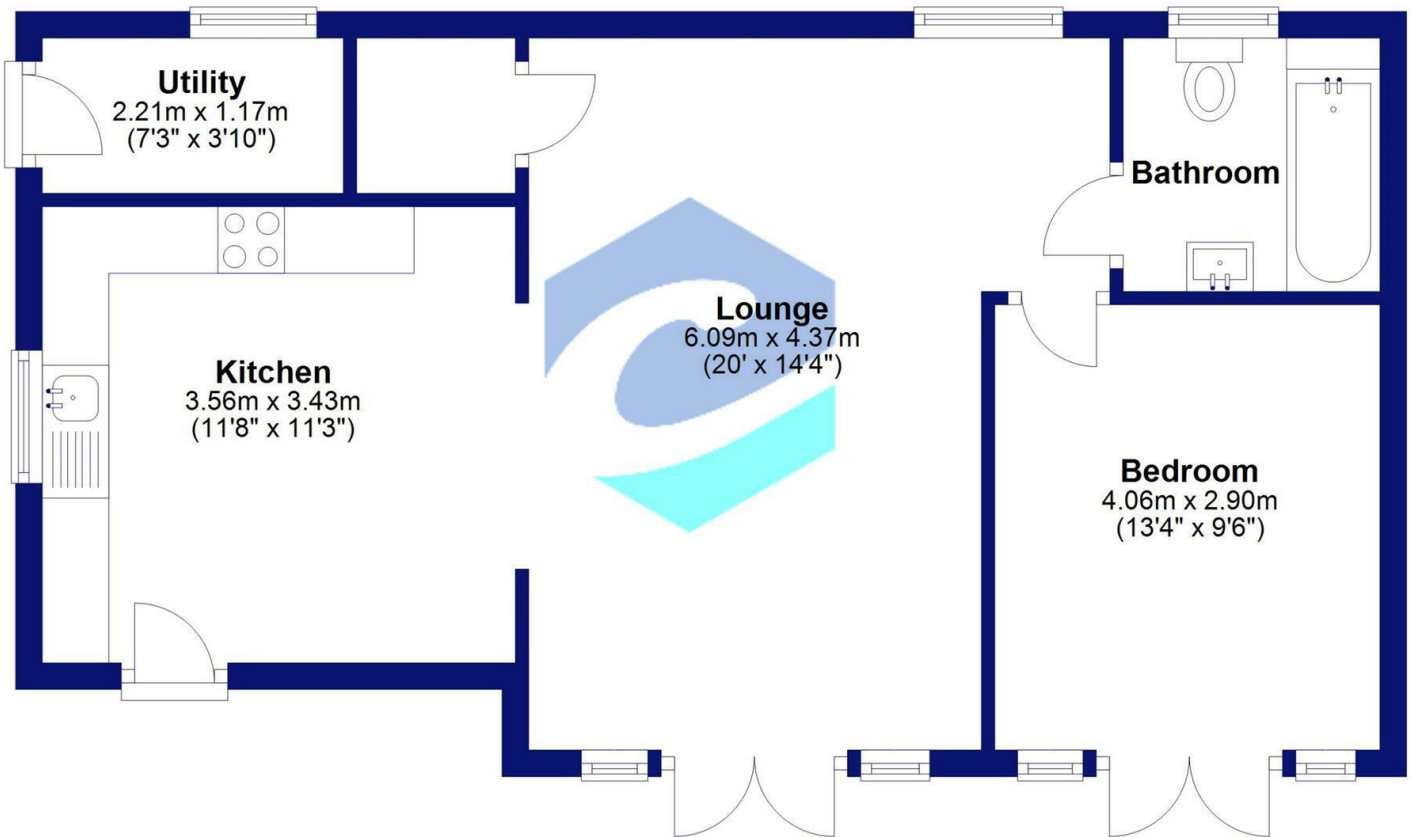
Madjeston is a small rural area just outside Gillingham with a local milk station - Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 3 supermarkets to include Waitrose, bank and a building society, library, 3 primary schools and well renown secondary school, 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.



[Directions](#)



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



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) <b>A</b>		93	100
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	