



CHAFFERS
ESTATE AGENTS



Common Mead Avenue

Gillingham, SP8 4NB

NO FORWARD CHAINA spacious two bedroom detached bungalow within easy distance of town centre, local amenities and mainline train station (Exeter-London/Waterloo). The property benefits from gas central heating, double glazing, garage, parking and a private South facing rear garden with countryside views. EPC Band:- TBC

£345,000 Freehold

Council Tax Band: C

Common Mead Avenue

Gillingham, SP8 4NB



DESCRIPTION

* A spacious two bedroom detached bungalow offered to the market with no forward chain. The property is located in a quiet residential area within easy distance of the town centre, local amenities and mainline train station (Exeter-London/Waterloo). This wonderful home is in immaculate order throughout offering spacious and well decorated accommodation which in brief comprises:- Front door leading to a hallway with store cupboards, loft access which is partly boarded including a ladder; a newly fitted double aspect kitchen with inset stainless steel sink unit, solid wood worktop over, spaces for fridge, freezer, dishwasher and washing machine. Also included is a built in electric cooker, ceramic hob with cooker hood over; a well proportioned lounge which has a fireplace (currently blocked off), two double glazed windows overlooking the garden and double glazed door to the conservatory which has a door leading onto the garden. There are two good sized bedrooms with double glazed windows to the front aspect; a newly fitted shower room comprising of a white suite which includes a tiled shower cubicle, pedestal wash hand basin, low level WC and extractor fan. The property benefits from double glazing, gas central heating, driveway parking, garage, front and rear gardens.

OUTSIDE

The property is approached via a resin driveway and double gates leading to:-

Single garage (5.90m x 2.53m) with up and over door, light and power and personal door.

To the rear of the property is an enclosed, fenced, easy maintenance garden predominantly laid to lawn with a pear tree, outside tap and a shed. The garden overlooks stunning countryside views including Duncliffe Wood.

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, Gas, Electricity & Mains 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: TBC



Directions

From our Gillingham office turn left onto High Street, bare right onto St Martins square . At the junction turn left onto the B3092/Le Neubourg Way. At the traffic lights turn right onto the B3081/Wyke Street, bare left onto Common Mead Lane and then immediately left onto Common Mead Avenue.



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 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 | | | |
| (55-68) D | | 63 | 73 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |