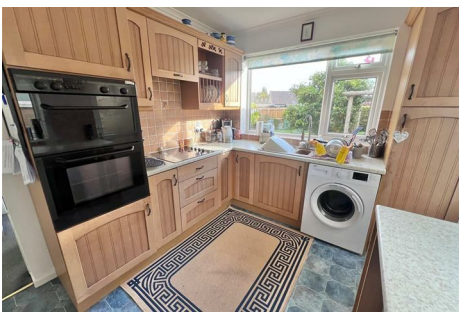




CHAFFERS
ESTATE AGENTS



14 Sylvan Close,
, Gillingham, SP8 4EJ

A modern detached two double bedroom bungalow with garage, parking and gardens located in a quiet and popular close within easy distance to local shops, town centre and mainline train station (Exeter-London/Waterloo). EPC:- D

£295,000 Freehold

Council Tax Band: C

14 Sylvan Close, , Gillingham, SP8 4EJ



DESCRIPTION

A superb modern detached two double bedroom bungalow with garage, parking and gardens located in a quiet and popular close within easy distance to local shops, town centre and mainline train station (Exeter-London/Waterloo).

This delightful home offers deceptively spacious and versatile accommodation which in brief comprises:- Entrance hall with cupboard housing the gas boiler, airing cupboard, access to a part boarded loft with ladder and doors to:- Dining room with double glazed rear window, door to garden and an arch to:- a double aspect kitchen fitted with a range of floor and wall units including a built in electric double oven, ceramic hob with cooker hood above, plumbing for washing machine, space for fridge, space for freezer, wine rack and door to the drive; double aspect lounge with feature fire place; two double bedrooms and a modern shower room fitted with a white suite comprising walk in shower, vanity wash basin and low level WC.

The property benefits from double glazing, gas central heating, ample driveway parking, single garage, front and rear gardens.

OUTSIDE

The property is approached via wrought iron gates which open onto a concrete driveway providing ample off road parking for 2-3 cars leading to:- Single garage with up and over door, personal door, light and power.

The front garden is predominantly laid to lawn edged with shrubs, enclosed with a low reconstructed boundary wall.

An easy maintenance enclosed fenced rear garden which is laid to lawn with a circular paved patio and shrubs.

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 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.

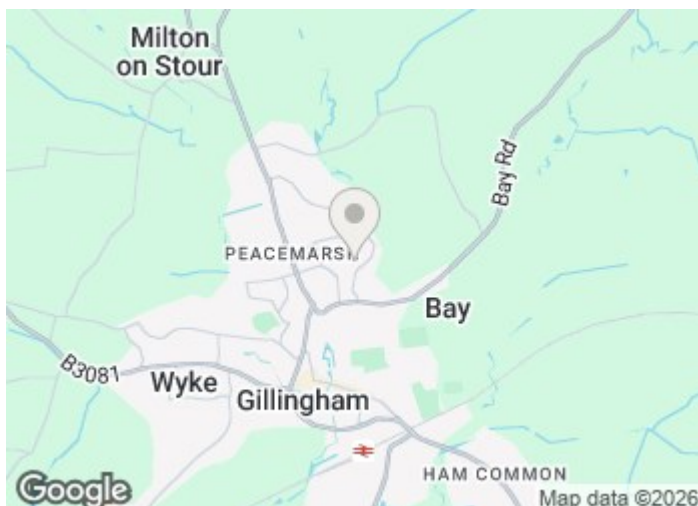
ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council - Council Tax Band: C

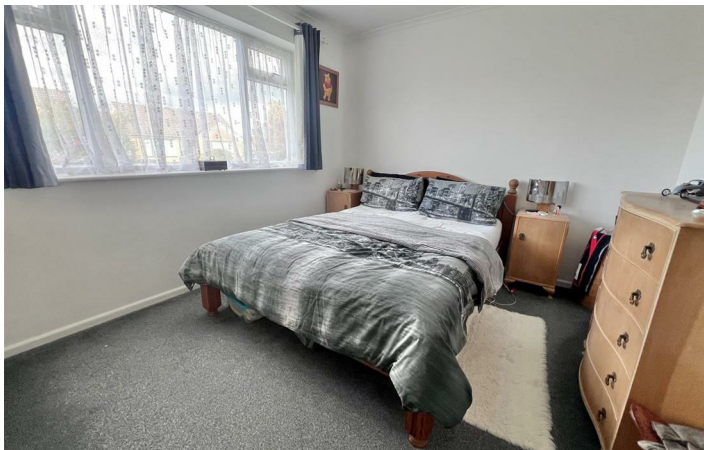
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

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 right onto Le Neubourg Way and at the Lodbourne roundabout take the second exit. Follow the road round onto Bay Road and take the third left into Shreen Way. After a short distance take the first left into Sylvan Way; Sylvan Close is then the first turning right and the property can be found on the right.





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC