



CHAFFERS
ESTATE AGENTS



Chaffinch Chase

Gillingham, SP8 4GT

A modern detached family home with four spacious bedrooms, tucked away in a quiet corner position within a popular residential area close to local amenities, primary school and countryside walks. The property benefits from gas central heating, double glazing, ample parking, double garage and rear garden. EPC Band:- TBC

Asking Price £418,000

Council Tax Band: E

Chaffinch Chase

Gillingham, SP8 4GT



DESCRIPTION

* A modern detached family home with four spacious bedrooms, tucked away in a quiet corner position within a popular residential area close to local amenities, garden centre, schools, town centre, mainline train station (Exeter-London/Waterloo) and countryside walks. The property benefits from gas central heating, double glazing, ample parking, double garage and an attractive well maintained enclosed rear garden.

The accommodation is arranged over two floors and in brief comprises:- Entrance hall with stairs to first floor and door to:- inner hall with cupboard downstairs and doors to:- a double aspect lounge with stone fire place housing a gas coal effect fire and double glazed doors to garden; music room with double glazed window to front aspect; a large modern, double aspect kitchen/diner fitted with a range of floor and wall units including a built in electric double oven, ceramic hob with cooker hood above, integrated fridge, freezer, dish washer and washing machine; a downstairs cloakroom completes the layout on this floor. The landing on the first floor has a linen cupboard and doors to:- double aspect bedroom 1 with built in double wardrobe and dressing area and door to:- En-suite fitted with a white double width tiled shower cubicle, pedestal wash basin, low level WC, chrome towel rail and extractor fan; bedroom 2 has built in wardrobe and door to:- En-suite fitted with a white tiled shower cubicle, pedestal wash basin, low level WC and extractor fan; there are two further bedrooms and a family bathroom which is fitted with a white panelled bath with shower over, pedestal wash basin and low level WC.

If you are looking for a modern, spacious family home in a

desirable location, this property in Chaffinch Chase is not to be missed.

OUTSIDE

Shared access to:- a tarmac driveway providing ample parking which leads to:-

A double garage (5.31mx5.22m) with twin up and over doors, personal door, loft storage, outside light, light and power.

Front garden Gravelled for ease of maintenance, outside light and gate to:-

Enclosed fenced attractive, well maintained rear garden with lawn edged with cobbled paths and paved patio, raised flower and shrub borders, corner seating area, trees and outside tap.

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.

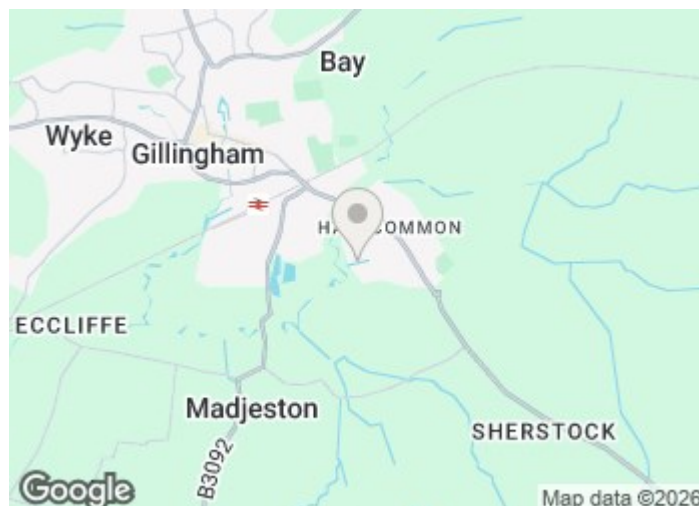
ADDITIONAL INFORMATION

Services: Mains Water (Meter), Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: E

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 proceed up the High Street and head towards Newbury. At the roundabout take the first exit onto Newbury/B3081 and stay in the left hand lane. Go over the railway bridge and continue on the B3081. At the third set of traffic lights turn right onto Kingfisher Avenue which bears round to the left and becomes Chaffinch Chase. Turn right to stay on Chaffinch Chase. After a short distance, turn left where the property can be found in the corner. Postcode:- SP8 4GT.



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		76	79
(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	