



**CHAFFERS**  
ESTATE AGENTS



**14 Jay Walk,**  
**, Gillingham, SP8 4GY**

This property is a well-presented 3 bedroom detached family home, ideally positioned just off the Square in Gillingham and within walking distance of the primary school, making it a particularly convenient and accessible choice for families. Having been owned for nine years, the home has been beautifully maintained and thoughtfully improved by the current owners, the creation of an open plan kitchen/diner, enhancing the overall layout provides modern living for family life and entertaining. This property is also provided with ample parking for 2/3 cars.

**£295,000 Freehold**

Council Tax Band: D

# 14 Jay Walk, , Gillingham, SP8 4GY



## DESCRIPTION

The property features a striking, clean rendered frontage with stone-style lintel accents, a welcoming central entrance porch, and an adjacent driveway leading to a garage. The modern kitchen/diner boasts a stylish, contemporary kitchen equipped with sleek soft grey wall units. It offers marble-effect worktops, integrated appliances, a tiled splashback, and a convenient side access door. The generous lounge provides a serene space for relaxation. Neutral décor and plush carpeting are complemented by large French doors that flood the room with natural light and offer seamless flow into the rear garden/conservatory. To complete the ground floor is a W/C.

Turning left on first floor comprises of a generously sized, bright double bedroom. This space comfortably accommodates a super king-size bed and substantial freestanding storage, benefiting from a large double-glazed window that invites plenty of natural daylight. Following round the first floor the property provides a spacious bathroom a spacious single bedroom and a well-proportioned second double bedroom, decorated in neutral, warm tones with comfortable fitted carpeting, overlooking the spacious beautifully maintained, enclosed rear garden, the outdoor space is perfectly designed for both family enjoyment and alfresco entertaining.

## LOCATION

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 (Meter) Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: D

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



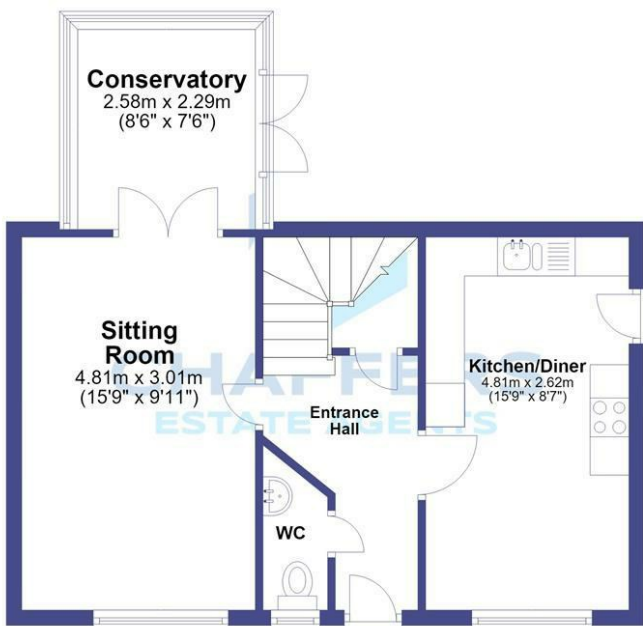
## Directions



# Floor Plan

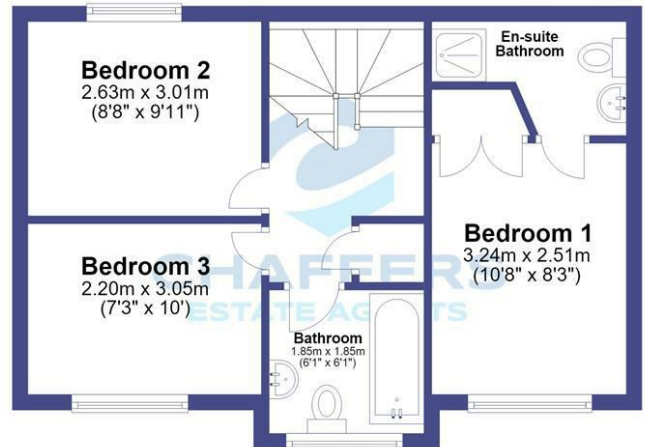
## Ground Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



## First Floor

Approx. 38.3 sq. metres (412.2 sq. feet)



Total area: approx. 82.1 sq. metres (883.4 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 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	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	