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ESTATE AGENTS



Bourne Way
Gillingham, SP8 4PF

Nestled in the desirable area of Peacemarsh, is this charming semi-detached family home which offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking ample living space. The house features two inviting reception rooms, single garage, ample parking and good sized gardens. EPC Band:- C

£390,000 Freehold
Council Tax Band: C

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DESCRIPTION

* Nestled in the desirable area of Peacemarsh, is triple wardrobes and store cupboard along with this charming semi-detached family home which offers a perfect blend of comfort and convenience. With four spacious bedrooms, this features a Victorian fire place and built in property is ideal for families seeking ample living space. The house features two inviting reception rooms and two bathrooms providing versatile areas for relaxation and entertainment. The accommodation is arranged over two floors and in brief comprises:- Entrance hall with stairs to the first floor and doors to:-A triple aspect spacious lounge with a feature fire place housing a woodburner, cupboard and double doors to garden; A good sized dining room with a bay window seat, Karndean flooring, fireplace with mantel surround and archway to:- A modern kitchen/breakfast room fitted with a range of shaker style floor and wall units, breakfast bar, built in electric oven, gas hob with cooker hood above, plumbing for dish washer, space for fridge, wine rack and door to:- utility/boot room with larder cupboard, plumbing for washing machine, space for tumble drier, space for freezer, double glazed rear window and door to garden. To complete the layout on this floor is a downstairs cloakroom with low level WC and a Glow worm gas boiler for central heating and hot water (not tested). The landing on the first floor has doors to all rooms and provides access to a part boarded loft with ladder.

Double aspect Bedroom one benefits from built in

wardrobes and store cupboard along with double glazed doors opening onto a Juliette balcony and door to and ensuite; bedroom two wardrobe; bedroom three and four have built in wardrobes. Finally there is a family bathroom fitted with a white suite comprising panelled bath, low level WC and vinyl flooring.

OUTSIDE

Outside, you will find both front and rear gardens, perfect for enjoying the outdoors. Additionally, the property includes a garage and parking space for one vehicle, adding to the convenience of this lovely home.

Enclosed walled and fenced front garden which is mainly lawn, trees, flower and shrub borders, vegetable patch, outside light, log store and gate hence we cannot confirm that they are in to the rear.

There is an enclosed fenced rear garden which is predominantly laid to a beautifully manicured lawn with paved patio, trees, flower and shrub borders, greenhouse, covered pergola, seating area and outside light.

Double 5 bar gates open onto a tarmacadam double width driveway which leads to:- Garage (4.66mx3.66m) with up and over door, double glazed window, personal door, light and power.

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 & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: C

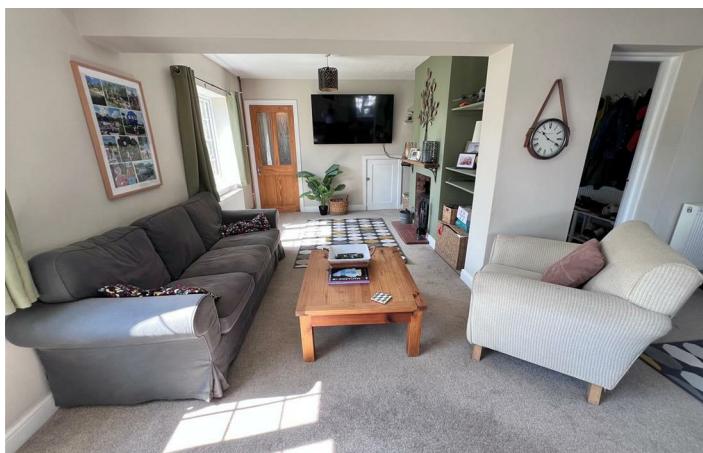
Enclosed walled and fenced front garden which is mainly lawn, trees, flower and shrub borders, vegetable patch, outside light, log store and gate hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C

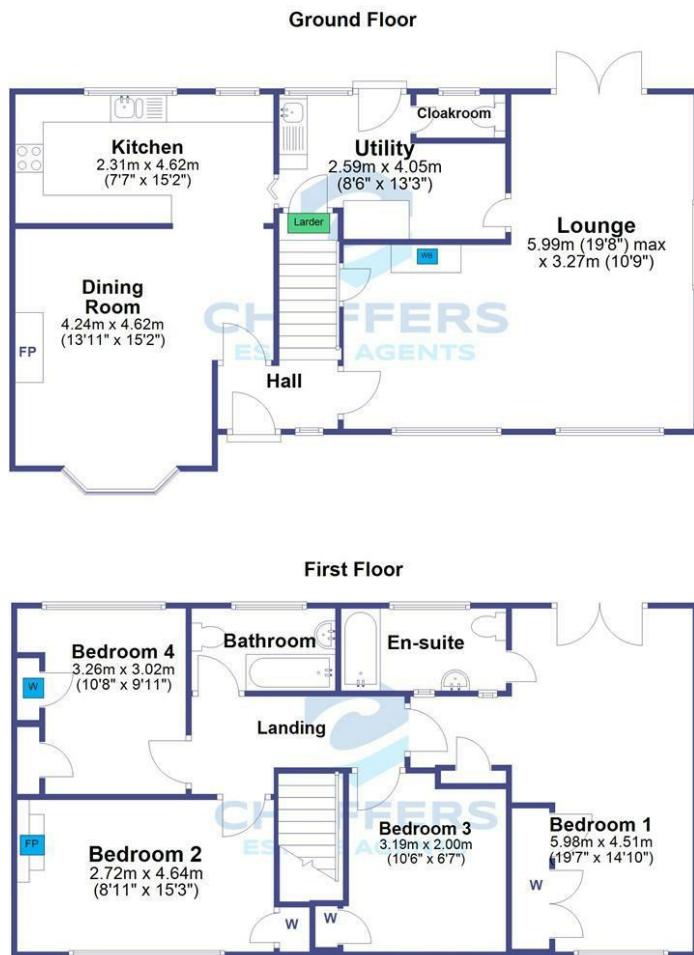
Directions

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. At the roundabout take the first exit heading into Peacemarsh. Continue on this road and take the third turning on your right onto Fairey Crescent. Continue along this road and after a short distance where you can find the property on the left hand side.





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.

6 The Centre High Street, Gillingham, Dorset, SP8 4AB
 Tel: 01747 822233 Email: gillingham@chaffersestateagents.co.uk www.chaffersestateagents.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	