



**CHAFFERS**  
ESTATE AGENTS



**2 St Martins Square,**  
**, Gillingham SP8 4DP**

A stylish two double bedroom home offering a superb blend of modern living and everyday convenience. Both bedrooms benefit from their own private en-suite facilities, while the property also features a bright and spacious living area and a contemporary fitted kitchen. Ideally located just moments from Gillingham High Street, with excellent access to local shops, amenities and transport links. EPC Rating: D

**Offers Over £210,000 Freehold**

Council Tax Band: B

## 2 St Martins Square, , Gillingham SP8 4DP



### Description

This impressive two double bedroom property presents an excellent opportunity for those seeking a modern, well-appointed home in a highly convenient location.

#### Living Area

The generous living area is filled with natural light, creating a warm and welcoming space ideal for both relaxing and entertaining. The room offers ample space for a variety of furniture configurations to suit your lifestyle.

#### Kitchen

The sleek, modern fitted kitchen is well-equipped and thoughtfully designed, providing everything needed for everyday cooking. Clean lines and quality fittings give the space a contemporary feel.

#### Bedrooms

Both double bedrooms are well-proportioned and comfortably furnished, each benefitting from its own private en-suite facilities — a real advantage for couples, sharers or those simply wanting added privacy and convenience.

#### Location

Situated within proximity to Gillingham High Street, the property enjoys easy access to a wide range of local shops, supermarkets, cafes, restaurants and everyday amenities. Excellent transport connections are also nearby, making commuting straightforward.

#### Additional Information

EPC Rating: D. Viewings are highly recommended to fully appreciate all this property has to offer.

### Location

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 2 chemists, 7 supermarkets including a Waitrose, 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: B

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.



### Directions

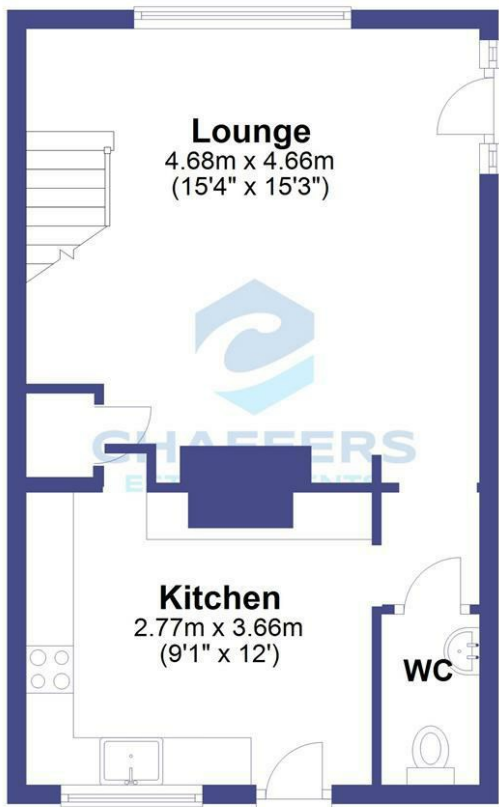
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# Floor Plan

## Ground Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



## First Floor

Approx. 38.9 sq. metres (418.4 sq. feet)



Total area: approx. 76.8 sq. metres (826.4 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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	