



CHAFFERS
ESTATE AGENTS



Wyke Court

Wyke Road, Gillingham, SP8 4SQ

Nestled in the heart of the picturesque Wyke area of Gillingham, this charming two-bedroom mid-terraced cottage is offered to the market with no forward chain. Ideally situated close to the town centre and mainline train station, offering easy access to Exeter, London, and Waterloo. EPC Band:- C

Offers Over £235,000 Freehold

Council Tax Band: B

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DESCRIPTION

* A charming two bedroom mid-terraced cottage tucked away in a private peaceful courtyard, located in the popular Wyke area of Gillingham within easy walking distance to the town centre, local amenities, bus routes and mainline train station (Exeter-London/Waterloo). This wonderful character home offers deceptively spacious accommodation, arranged over two floors and in brief comprises of:- Front door leading into a cosy spacious lounge featuring a stone fireplace with timber mantel housing a wood burner style electric fire, exposed ceiling beams, an open staircase leading to first floor and double French doors opening to:- a well equipped kitchen with ample worktops and units including a free standing gas cooker, space and plumbing for washing machine, space and plumbing for a dish washer, space for fridge/freezer, woodblock flooring, double glazed door opening out to the rear garden. The landing on the first floor leads to two double bedrooms. Bedroom one has window to the front aspect with deep sill, exposed feature ceiling beams,

fitted wardrobe and a delightful stained glass window to the staircase. Bedroom two has window over the rear garden with deep sill and exposed ceiling beams. To complete the layout on this floor is a family bathroom fitted with a white suite comprising:- bath with electric shower over, vanity wash hand basin with mirror above, low level WC and heated towel rail. This delightful property benefits from gas central heating, double glazing, allocated parking spaces for two cars and an enclosed rear garden. Front garden is gravelled for ease of maintenance with a variety of shrubs, tree and outside light. Enclosed fenced rear garden which is predominantly laid to lawn with a paved patio, timber shed, outside light, outside tap and rear gate opening onto private residents parking area with allocated parking for two vehicles.

SITUATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets including 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 & Mains Drainage.

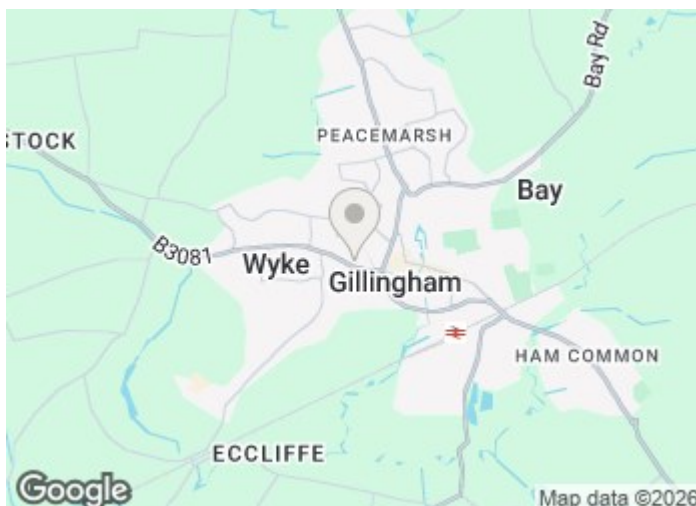
Council Authority: Dorset Council - Tel: 0345 034 4569

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.

Energy Performance Certificate: C

Wyke Court Maintenance Fund:- £20 month to be used towards the upkeep of the communal areas or a charge as and when required.



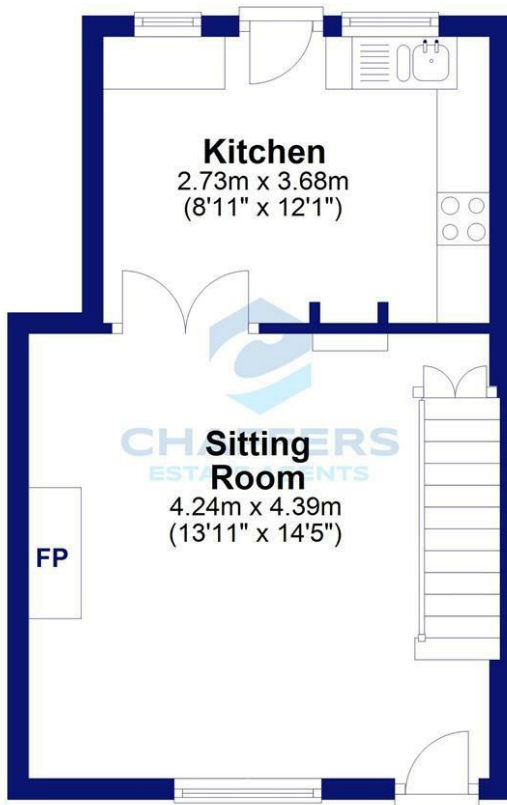
Directions

From our Gillingham Office proceed down the High Street and bear right onto St. Martin's Square. At the 'T' junction turn left onto Le Neubourg Way/B3092. At the traffic lights turn right onto Wyke Street/B3081. Just past Common Mead Lane on your left, turn right onto Wyke Court where the cottage can be found on the left hand side.



Floor Plan

Ground Floor



Kitchen
2.73m x 3.68m
(8'11" x 12'1")

Sitting Room
4.24m x 4.39m
(13'11" x 14'5")

FP

First Floor



Bedroom 2
2.97m x 3.68m
(9'9" x 12'1")

Bathroom

Bedroom 1
2.81m x 3.12m
(9'3" x 10'3")

Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.

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			88
(81-91) B			
(69-80) C		73	
(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	