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ESTATE AGENTS



**22 Honeyfields,**  
**, Gillingham, SP8 4TN**

Nestled in the sought-after area of Honeyfields is this charming three bedroom semi-detached house which presents an excellent opportunity for families and professionals alike. Situated in a popular residential area the property is located within a 15-20-minute walk from the town centre and mainline train station, ensuring easy access to local amenities and transport links. The property benefits from rear garden, parking, garage, gas central heating and double glazing. EPC Band:- TBC

**Offers Over £265,000 Freehold**

Council Tax Band: C

# 22 Honeyfields, , Gillingham, SP8 4TN



## DESCRIPTION

Nestled in the sought-after area of Honeyfields is this charming three bedroom semi-detached house which presents an excellent opportunity for families and professionals alike. Situated in a popular residential area the property is located within a 15-20-minute walk from the town centre and mainline train station (Exeter-London/Waterloo) ensuring easy access to local amenities and transport links. The property is complemented by a well maintained enclosed rear garden, providing a delightful outdoor space for relaxation and recreation. Benefits include off road driveway parking, single garage, gas central heating and double glazing.

The accommodation is arranged over two floors and in brief comprises:- Entrance lobby with door to a downstairs cloakroom; a good sized lounge with stairs to the first floor, cupboard underneath and arch to:- dining room with double glazed patio doors to the rear garden; kitchen fitted with a range of floor and wall units including space for cooker with cooker hood above, space for fridge/freezer, plumbing for washing machine, double glazed rear window, vinyl flooring and spot lights. The landing on the first floor leads to all rooms including access to the loft. The main bedroom benefits from a built in double wardrobe and dressing table including a velux window; there are two further bedrooms with the third bedroom having a built in storage cupboard. Finally there is a family bathroom fitted with a white suite which comprises:- panelled bath with mixer tap shower attachment and screen, pedestal wash basin, low level WC, partly tiled walls, velux window and linen cupboard which houses the combination boiler.

## OUTSIDE

To the front of the property is a tarmac driveway which provides ample off road parking leading to:-

Single garage with up and over door, personal door, light and power.

Front garden is predominantly laid to lawn including flower and shrub borders, outside light and side gate to:-

An attractive, easy maintenance, fully enclosed fenced rear garden which is laid to lawn edged with flower and shrub borders, paved patio, trees, outside tap and a timber shed (8ft x6ft).

## LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 2 chemists, 7 supermarkets to include Waitrose, 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.

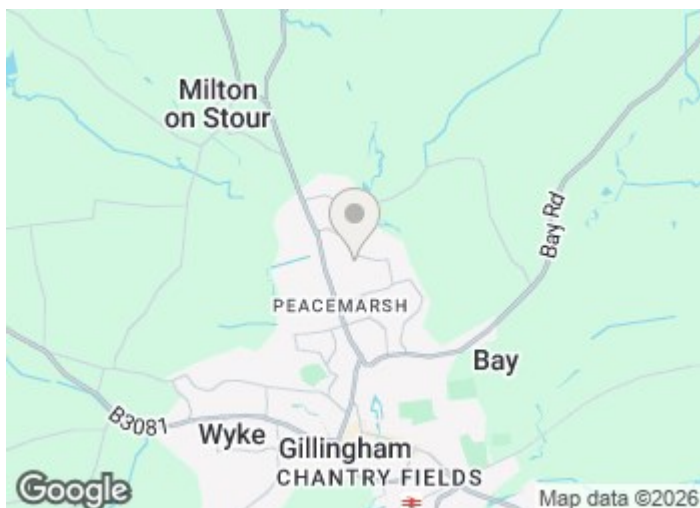
## ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: C

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

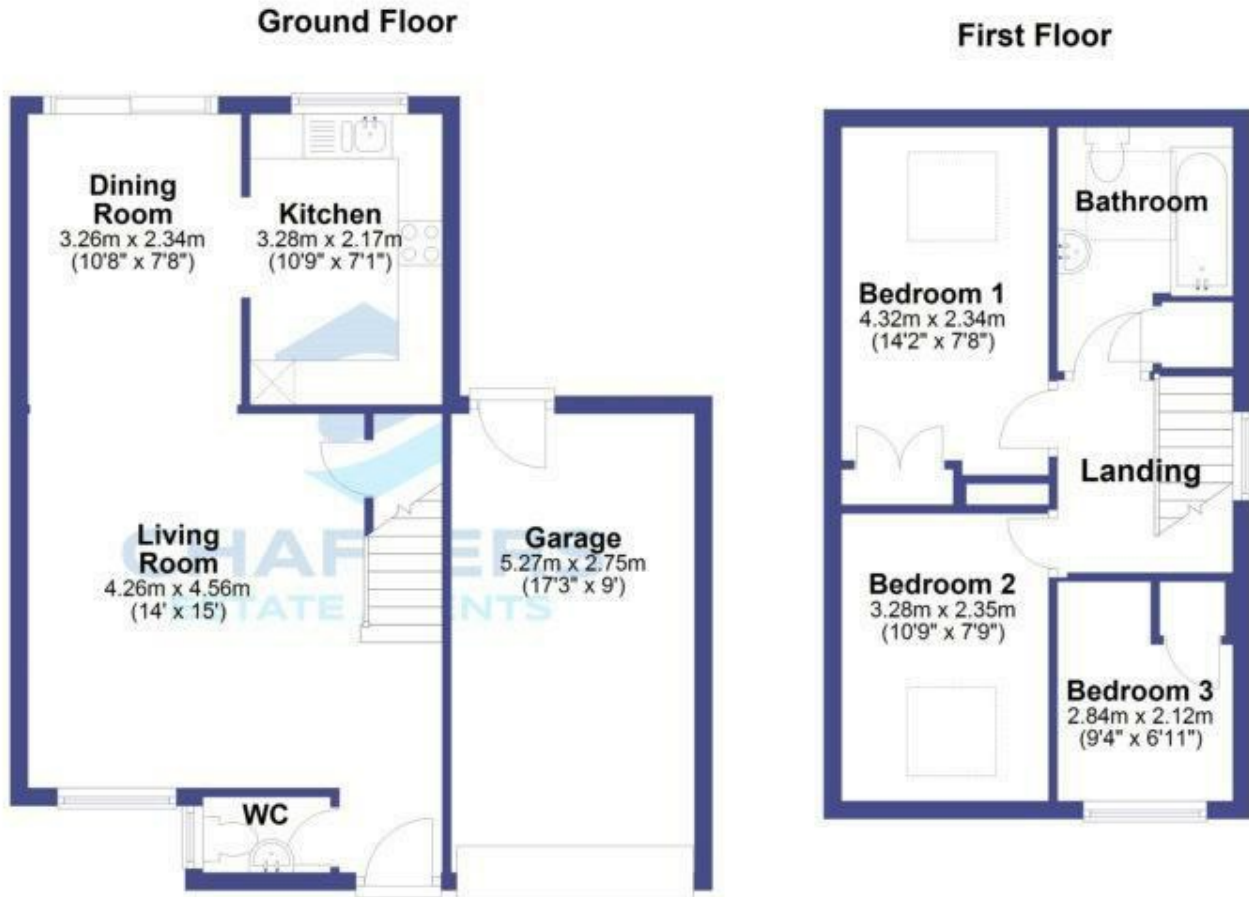


## Directions

From our Gillingham Office proceed down the High Street and bear right onto St Martin's square. At the 'T' junction turn right onto Le Neubourg Way/B3092. At the roundabout take the 1st exit onto B3092. Continue on this road until the next roundabout. Take the 3rd exit onto Gyllas Way and then turn right onto Honeyfields. Turn left to stay on Honeyfields where the property can be found on the right hand side. Postcode:- SP8 4TN.



# 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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	