CHAFFERS
ESTATE AGENTS









Field View Cole Street Lane,

Gillingham, SP8 5JQ

Beautifully presented three-bedroom semi-detached cottage in a sought-after edge-of-town position, combining character with modern living. Featuring three reception rooms, stylish kitchen, two bathrooms, west-facing garden, summer house, hot tub area and gated parking. Offered to the market with no onward chain.

£395,000 Freehold

Council Tax Band: C

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DESCRIPTION

A beautifully presented and recently renovated three-bedroom semi-detached cottage, situated in a sought-after laneside position on the edge of town. Thoughtfully updated and reconfigured by the current owners, the property offers a superb blend of character, modern comfort and versatile living space.

The accommodation comprises three reception rooms, a stylish reconfigured kitchen, Cloakroom, three bedrooms and two bathrooms. The kitchen features shaker-style units, quartz worktops and a full range of integrated appliances, while the flexible reception rooms provide excellent space for both family living and entertaining.

Outside, the enclosed west-facing garden is low maintenance and enjoys afternoon and evening sunshine. A large summer house and hot tub area provide an excellent space for relaxing and entertaining. Gated parking to the front offers space for approximately three to four vehicles.

An excellent opportunity to acquire a well-maintained and thoughtfully improved home in a desirable edge-of-town setting, combining practicality, style and outdoor space.

SITUATION

Gillingham offers a good range of facilities, including two doctors' surgeries, dentists, two chemists, seven supermarkets including Waitrose, a building society, library, three primary schools and a well-renowned secondary school. There is also a post office, sports centre, public houses and a selection of restaurants, together with a range of country town amenities. The town provides good access to the A303, as well as 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: D



Directions

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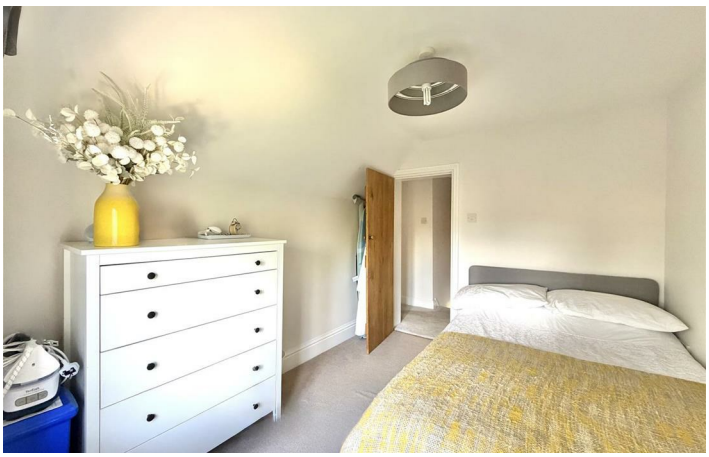

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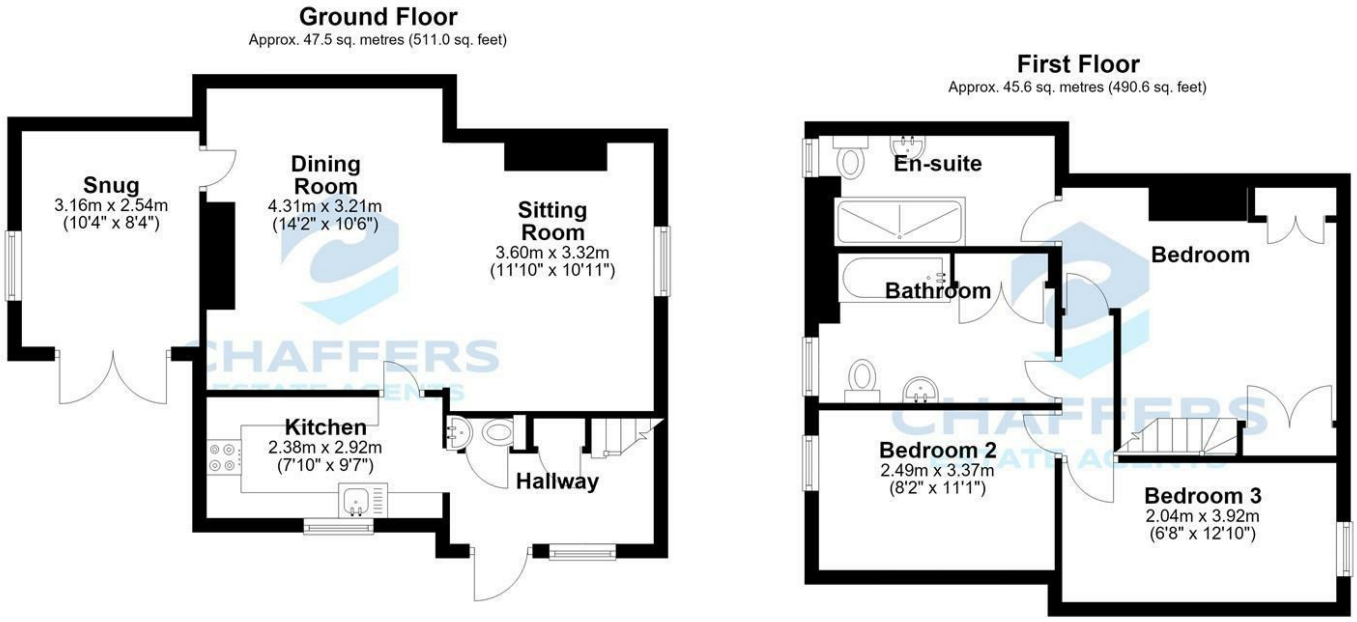






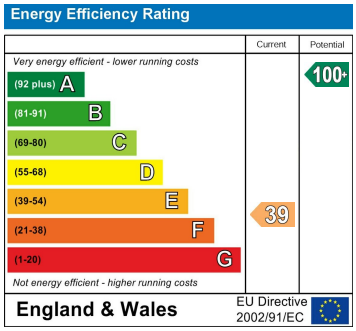


Floor Plan



Total area: approx. 93.0 sq. metres (1001.6 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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