



**CHAFFERS**  
ESTATE AGENTS



72 Oake Woods,  
Gillingham, SP8 4QS

A versatile THREE/FOUR Bedroom townhouse with garage set in a favorable residential location.

£1,400 PCM

Council Tax Band: C

## 72 Oake Woods, Gillingham, SP8 4QS



- Walking distance to railway station
- Master Bedroom with en suite
- Cloakroom
- Garage & Parking
- Terraced Town House
- 3 Further Bedrooms
- Gas central heating
- Patio garden
- Family Bathroom
- Double glazing

### DESCRIPTION

A three/four bedroom town house with versatile living accommodation. The property also comprises living room, reception room/4th bedroom, cloakroom, kitchen/diner, bathroom, master bedroom with ensuite shower room, integral garage, stunning views views of the river and field at the rear of the property.

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 3 supermarkets to include 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.



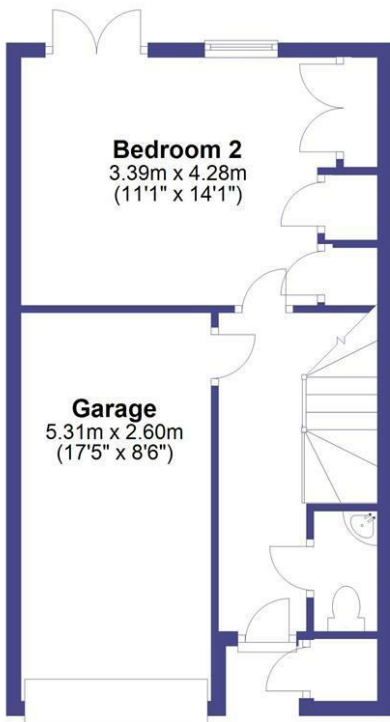
### Directions



**Floor Plan: Not to scale ~ For identification purposes only.**

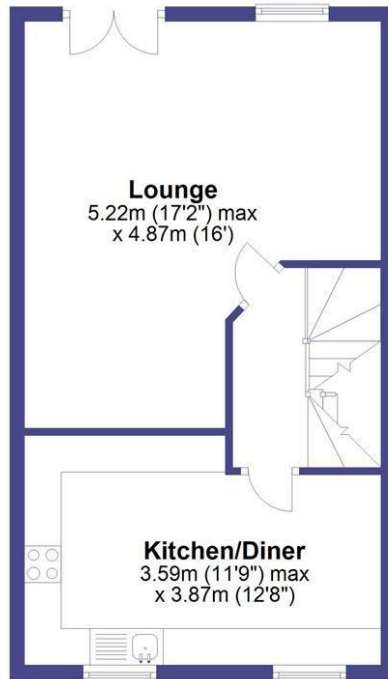
**Ground Floor**

Approx. 41.5 sq. metres (446.9 sq. feet)



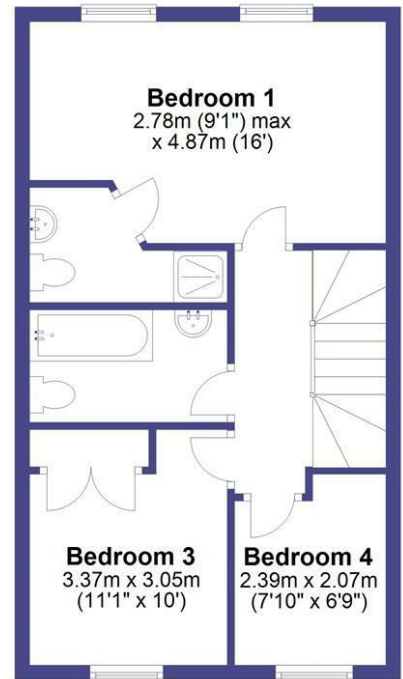
**First Floor**

Approx. 44.5 sq. metres (478.9 sq. feet)



**Second Floor**

Approx. 43.5 sq. metres (468.7 sq. feet)



Total area: approx. 129.6 sq. metres (1394.5 sq. feet)

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	89
(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	