



**CHAFFERS**  
ESTATE AGENTS



2 St. Marys Court St. Marys Place,  
, Gillingham, SP8 4AT

**\*\*NO ONWARD CHAIN\*\*** A deceptively spacious three bedroom end terraced house with garden and allocated parking, tucked away in a quiet cul-de-sac location conveniently positioned just off the high street within walking distance to all amenities and mainline train station (Exeter-London/Waterloo).

EPC BAND:TBC

**£246,500 Freehold**

Council Tax Band: C

# 2 St. Marys Court St. Marys Place, , Gillingham, SP8 4AT



## Description

Nestled in a highly desirable residential pocket with picturesque views of the local church tower, this delightful end-of-terrace property perfectly balances cottage-style warmth with spacious, modern living. Boasting characterful ceiling beams, an expansive garden, and a highly functional layout, this home is perfect for first-time buyers, downsizers, or savvy investors alike.

The ground floor hosts the heart of the home, the expansive, light-filled reception room. Characterful overhead beams lend a cozy, traditional feel, anchored by a prominent floor-to-ceiling brick feature fireplace. Large sliding glass doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. An open wooden staircase adds to the room's spacious, architectural feel. A well-proportioned, traditional kitchen fitted with classic oak-effect cabinetry. Featuring a checkerboard tiled splashback, integrated extractor hood, space for freestanding appliances (cooker and washing machine), and a direct access door out to the sunny rear garden.

The property features 2 comfortable double bedrooms and a smaller bedroom. The principal bedroom boasts superb built-in wardrobe storage spanning an entire wall, alongside elevated views.

## Outside

The front of the property offers a striking facade featuring a clean white render gable accented by classic red-brick quoin detailing. A private, enclosed rear garden bordered by panel fencing and mature shrubbery. Featuring a neat lawn area and a paved patio area directly outside the lounge—perfect for morning coffee or summer barbecues. A side gate offers handy external access to the front.

## 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.

Agent's Notes: The residents currently pay £15 month into St. Mary's Management Company.

Energy Performance Certificate: Rated:

## Location

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



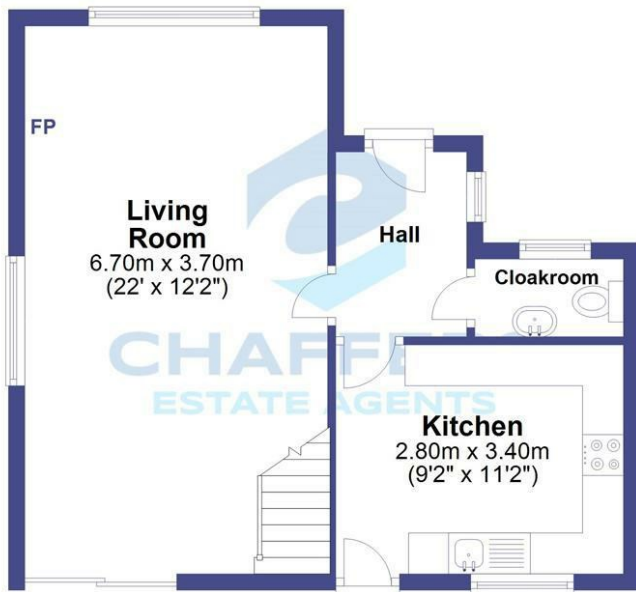
## Directions



# Floor Plan

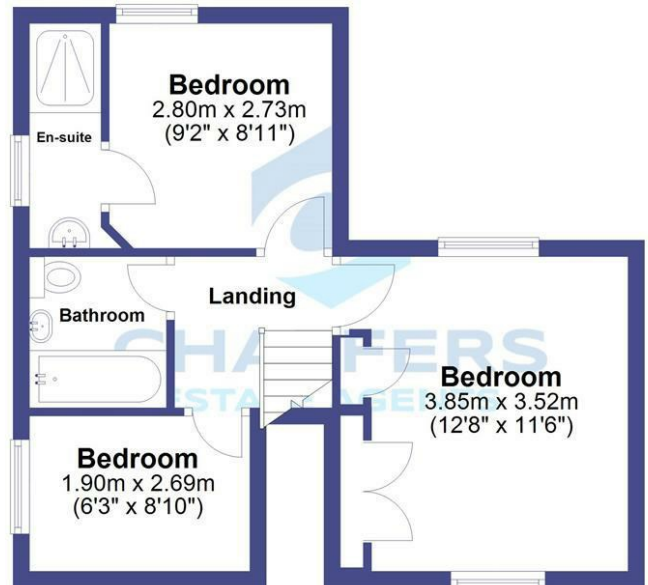
## Ground Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



## First Floor

Approx. 36.8 sq. metres (395.6 sq. feet)



Total area: approx. 77.4 sq. metres (832.7 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.

6 The Centre High Street, Gillingham, Dorset, SP8 4AB  
 Tel: 01747 822233 Email: gillingham@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

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>		73	84
(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	