



CHAFFERS
ESTATE AGENTS



Orchard Road Gillingham, SP8 4BQ

A fantastic opportunity for anyone looking for a modern, comfortable family home in a well-connected area. This newly refurbished semi-detached three bedroom home boasts a newly fitted kitchen and bathrooms which have been thoughtfully designed to meet modern standards providing both functionality and style. Location is key as the town centre, all amenities and mainline train station are all within an easy walking distance. EPC Band:-TBC

£250,000 Freehold

Council Tax Band: B

Orchard Road

Gillingham, SP8 4BQ



DESCRIPTION

A newly refurbished semi-detached family home boasting newly fitted kitchen, bathrooms, flooring and carpets to which all have been thoughtfully designed to meet modern standards providing both functionality and style. Location is key as the town centre, all amenities and mainline train station (Exeter-London/Waterloo) are all within an easy walking distance.

This delightful home offers deceptively spacious and well decorated accommodation throughout and in brief comprises:- Entrance hall with luxury rigid vinyl flooring, stairs to the first floor and doors to:- a double aspect lounge; kitchen/dining room fitted with a range of floor and wall units including a new built in electric oven, ceramic hob with cooker hood above & microwave, space for fridge/freezer, luxury rigid vinyl flooring, ceiling lights, double glazed patio doors opening onto garden and door to:- Utility room with floor and wall units, tall cupboard, plumbing for washing machine, Worcester gas boiler for central heating and hot water, double glazed door to outside and door to:- modern bathroom fitted with a panelled bath with mixer taps, vanity wash basin, low level WC, double width tiled shower cubicle, luxury rigid vinyl flooring, ceiling lights and chrome radiator/towel rail. The landing on the first floor provides access to the loft and has oak doors leading off to all three good sized bedrooms. The property benefits from gas central heating, double glazing, garage, front and rear gardens including a brick storage shed.

OUTSIDE

Hedged front garden which is gravelled for ease of maintenance with outside lights and parking available for several cars. There

is also a single garage with up and over door and personal door, side gate to rear garden and a raised corner garden. Enclosed fenced rear garden with lawn, paved patio, flower and shrub borders, tree, brick store shed, outside lights and outside tap.

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: 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: 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 left onto Le Neubourg Way and then take a right onto Cemetery Road. Take the second turning on your right onto Orchard Road where the property can be found on the right hand side.



Floor Plan

Ground Floor



First Floor



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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 | |