



CHAFFERS
ESTATE AGENTS



**23 Common Mead Avenue,
Gillingham, SP8 4NB**

An immaculately presented two bedroom bungalow with a kitchen diner, sitting room and shower room.
Outside the house has a garage, garden and countryside views.

Offers Over £325,000 Freehold

Council Tax Band: C

23 Common Mead Avenue, Gillingham, SP8 4NB



Description

A well-presented and spacious two-bedroom detached bungalow, enjoying a peaceful position backing onto open fields, with attractive gardens, driveway parking and a detached garage.

The accommodation comprises a welcoming entrance hall, a bright dual aspect sitting room with feature fireplace and living flame gas fire, and a fitted kitchen offering ample storage, work surfaces and appliance space. Leading from the kitchen is a light and airy triple aspect dining room with panel bifold doors opening onto the rear garden and enjoying lovely views beyond.

There are two generously sized bedrooms, including a principal bedroom overlooking the front garden, together with a modern shower room fitted with a corner shower cubicle, vanity wash hand basin and WC.

Outside, a driveway providing off-road parking for two vehicles and access to the detached garage with power, lighting and plumbing facilities. The front garden has been attractively landscaped for ease of maintenance, while the generous rear garden is mainly laid to lawn with mature shrubs, a paved sun terrace, summerhouse and delightful open views across adjoining fields.

Situation

Gillingham offers a good range of facilities, including two doctors' surgeries, dentists, two chemists, seven supermarkets, including Waitrose, a building society, a library, three primary schools, a renowned secondary school, a post office, a 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 (Metered), Gas, Electricity and Drainage. Council Authority: Dorset Council. Council Tax Band: C. Energy Performance Certificate (EPC): Rated D. Please note: all services and fittings mentioned in these particulars have not been tested and we cannot therefore confirm that they are in working order.

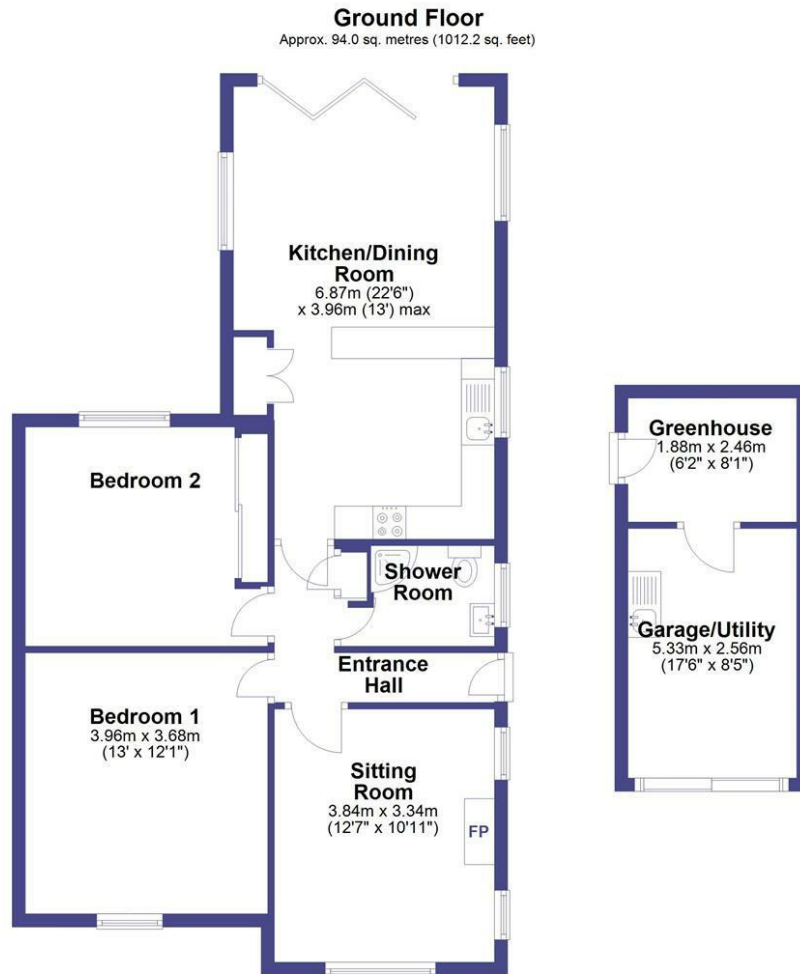


Directions

What three words; ///form.homeward.discrepancy



Floor Plan



Total area: approx. 94.0 sq. metres (1012.2 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) A			81
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	