



CHAFFERS
ESTATE AGENTS



**Plantagenet Way,
Gillingham, SP8 4TD**

An immaculately presented two double bedroom end of terrace property with detached garage, ample driveway parking and is located at the end of a popular residential cul-de-sac in the sought after Wyke area of Gillingham.

Guide Price £245,000 Freehold

Council Tax Band: B

Plantagenet Way, Gillingham, SP8 4TD



DESCRIPTION

The front door leads into the entrance hallway with access to the kitchen, living room and stairs rising to the first floor. The kitchen is located at the front of the property with a good range of wall and base units, sink/drain, built in electric oven with gas hob and extractor above. There is space and plumbing for a fridge freezer, tumble dryer and washing machine. The living room is a generous size with patio doors leading directly to the enclosed rear garden.

The first floor landing provides access to both bedrooms and the family bathroom. Both bedrooms are well proportioned and benefit from built in wardrobes. A useful airing cupboard above the stairs offers further storage. The family bathroom includes a window to the side, bath with overhead shower, wash hand basin and a low level WC.

Outside to the front of the property there is a small area of lawn and the rear enjoys a fully enclosed low maintenance garden with summerhouse. A side gate leads to the detached garage and driveway whereby there is ample space for several vehicles and an electrical socket.

SITUATION - Gillingham

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 2 chemists, 7 supermarkets to include Waitrose, bank and a 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.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

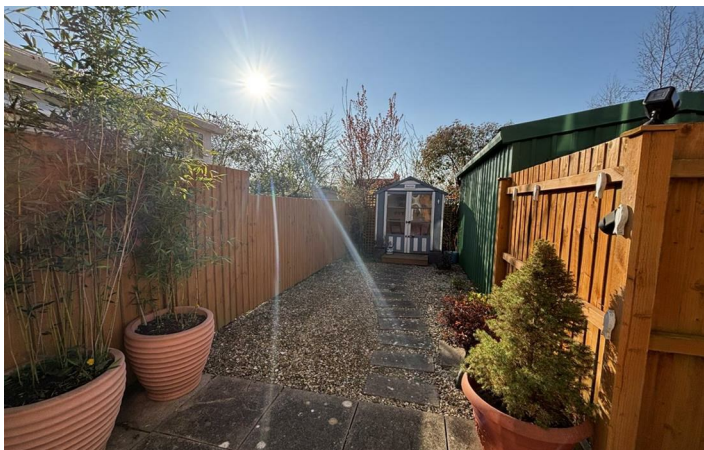
Council Authority: Dorset Council ~ Council Tax Band: B

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: C



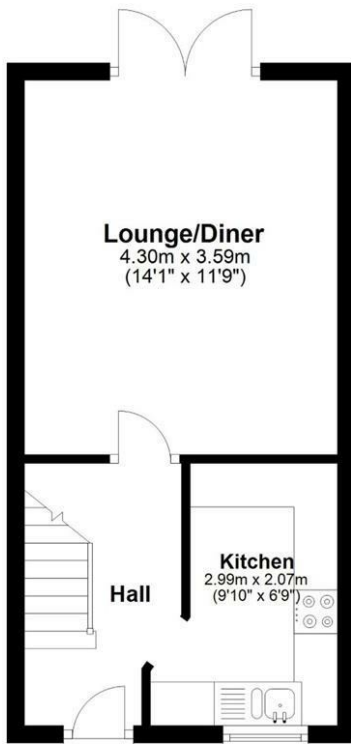
Directions



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

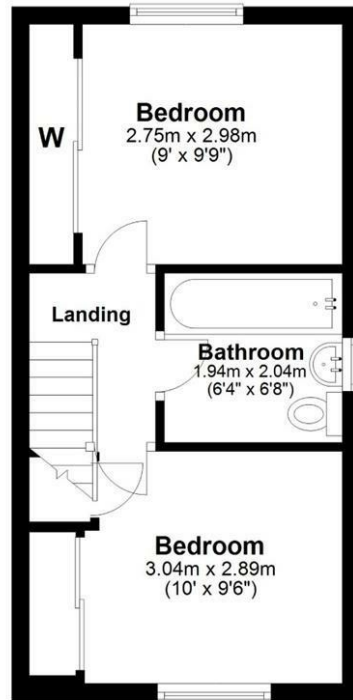
Ground Floor

Approx. 26.6 sq. metres (285.8 sq. feet)



First Floor

Approx. 27.1 sq. metres (291.5 sq. feet)



Total area: approx. 53.6 sq. metres (577.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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 firms 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		75	80
(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	