



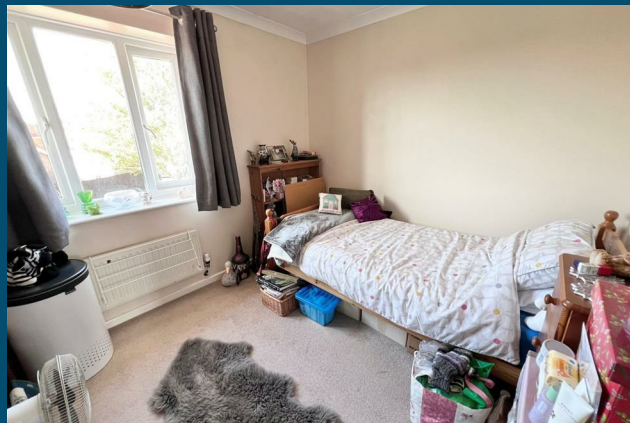
**7 CAMELOT WAY,
GILLINGHAM, SP8 4SY**

£210,000

This immaculate mid-terrace home offers an excellent opportunity for first-time buyers or investors, featuring a bright and welcoming living area, new fitted kitchen. The property boasts two double bedrooms, a well-appointed bathroom, and a warm, well-maintained interior throughout. EPC Band:- C



7 CAMELOT WAY



Description

A well-presented modern two-bedroom terraced house situated in the popular Wyke area of Gillingham. The property offers well-proportioned accommodation comprising an entrance hall, fitted kitchen, spacious lounge/diner with patio doors leading to the rear garden, two good-sized bedrooms and a family bathroom. Further benefits include gas central heating, double glazing and two allocated off-road parking spaces.

Externally, the property features an enclosed rear garden with a patio area, lawn, garden shed and rear access gate, providing an ideal space for outdoor entertaining and relaxation. To the front, there is a gravelled shrub bed and paved pathway, while the two allocated parking spaces offer convenient off-road parking. An internal viewing is highly recommended to appreciate the accommodation on offer. Vendor suited.

Situation Gillingham

Gillingham offers a good range of facilities, including two doctors' surgeries, dentists, two chemists, seven supermarkets including Waitrose, a building society, library, three primary schools and a well-renowned secondary school. There is also a post office, sports centre, public houses and a selection of restaurants, together with a range of country town amenities. The town provides good access to the A303, as well as a mainline railway station on the London Waterloo to Exeter line.

Additional Information

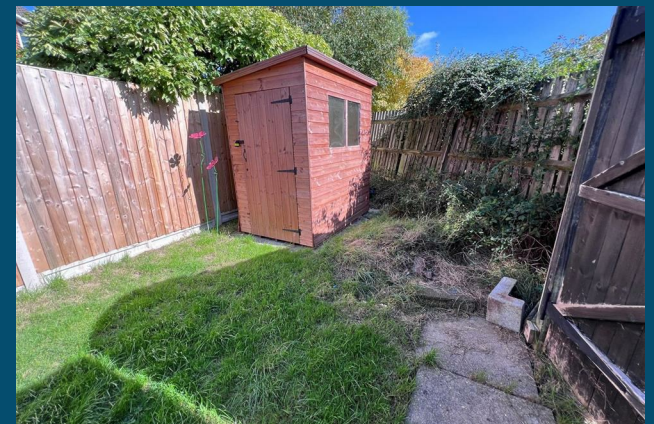
Services: Mains Water, Gas, Electricity & Drainage.

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.

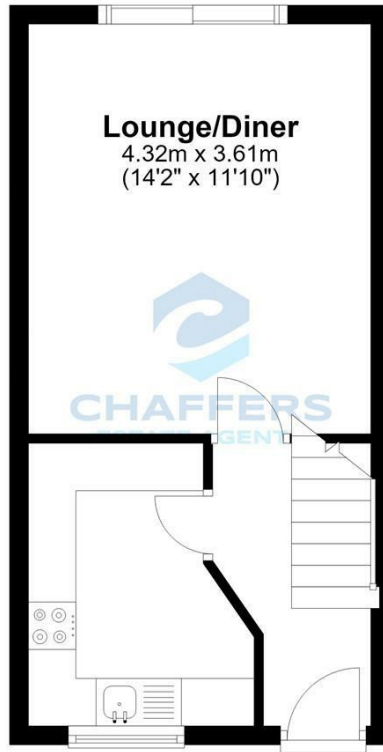
Energy Performance Certificate: Rated: C

7 CAMELOT WAY



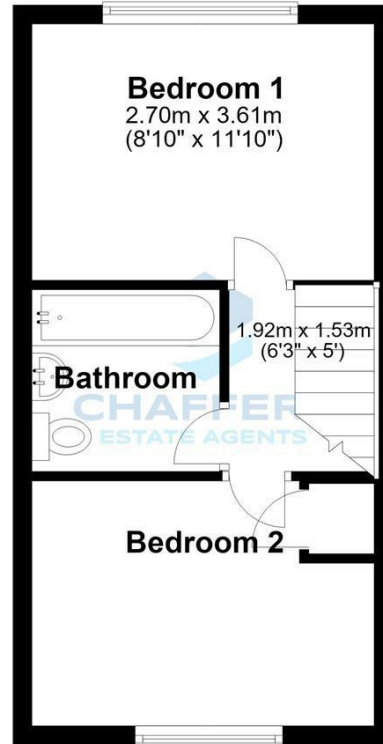
Ground Floor

Approx. 26.7 sq. metres (287.5 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.5 sq. feet)



Total area: approx. 53.4 sq. metres (575.1 sq. feet)



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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