



CHAFFERS
ESTATE AGENTS



1 Kingfisher Avenue,
, Gillingham, SP8 4GL

A delightful well presented spacious **THREE BEDROOM DETACHED** family home with conservatory, garage and garden situated on the Shaftesbury side of town, within easy walking distance to local schools, town centre and mainline train station (Exeter-London/Waterloo). EPC Band: C

£330,000 Freehold

Council Tax Band: D

1 Kingfisher Avenue, , Gillingham, SP8 4GL



DESCRIPTION

A delightful well presented three bedroom detached family home with garage and garden situated on the Shaftesbury side of town, within easy walking distance to local schools, town centre and mainline train station (Exeter-London/Waterloo).

This wonderful home is in immaculate order throughout and offers light, airy and spacious accommodation which is arranged over two floors and briefly comprises of:- Entrance hall with stairs leading to the first floor; a well proportioned, double aspect sitting room with feature fire place with electric wood burner, double glazed doors to a beautiful large conservatory with wooden flooring and double glazed doors. A new fitted kitchen with a ceramic hob and double oven, space for washing machine, with integral fridge freezer ; dining room; a downstairs cloakroom completes the layout on this floor.

The landing on the first floor leads to Bedroom 1 with fitted wardrobe and door to en-suite shower room, two further bedrooms complete with fitted wardrobes and a family bathroom.

This beautiful property benefits from gas boiler recently replaced, double glazing, ample parking, garage and an attractive enclosed rear garden.

INTERNAL VIEWING HIGHLY RECOMMENDED

OUTSIDE

Front garden is laid to shingle/slate for ease of maintenance enclosed with iron railings, outside light and side gate.

Double wooden gates leading to:- Tarmacadam driveway providing ample parking and:-

Enclosed Rear Garden Laid to lawn, large stone patio/terrace composite garden shed with outside light.

Garage Up and over door, personal door. Property also includes wiring ready for an electric car charging point.

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 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: North Dorset District Council - Tel: 01258 454111

Council Tax Band: D

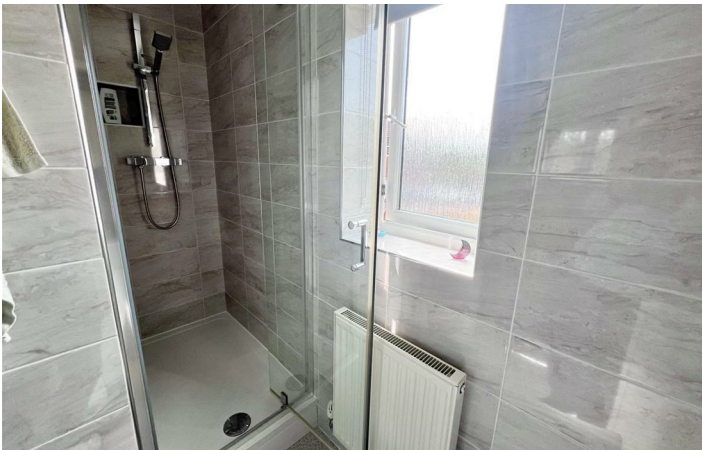
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate:

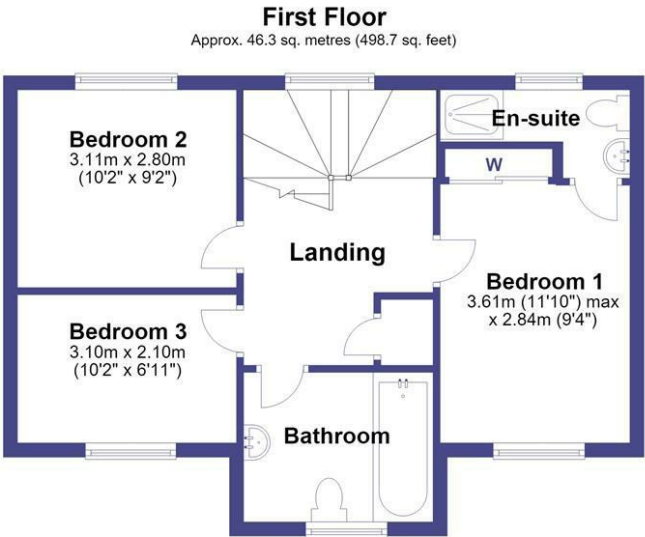
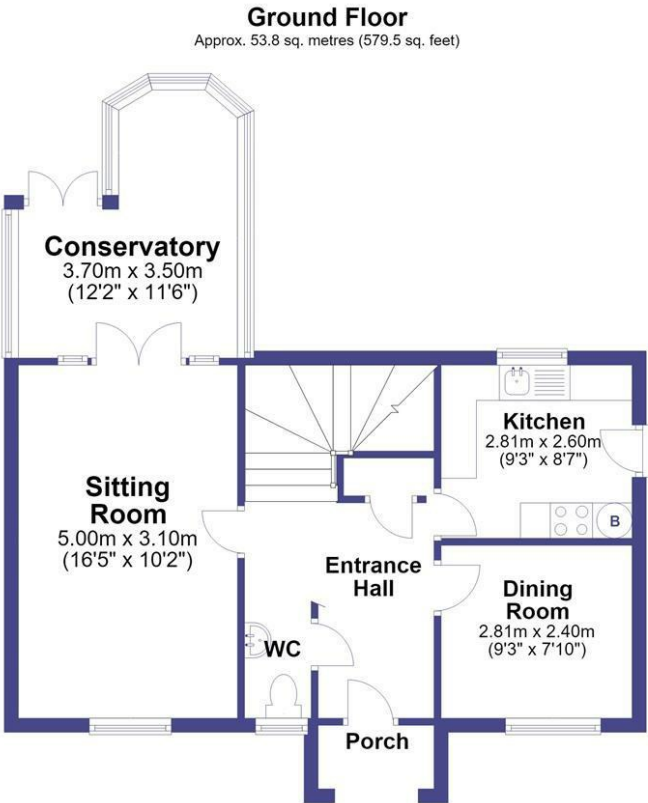
Rated: TBC ~ View at www.chaffersestateagents.co.uk



Directions



Floor Plan



Total area: approx. 100.2 sq. metres (1078.1 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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