



CHAFFERS
ESTATE AGENTS



Marlott Road
Gillingham, SP8 4FA

A modern well presented three bedroom semi-detached property on a sought after development over-looking a green aspect close to country/riverside picturesque walks. The property benefits from gas central heating, double glazing, conservatory, garden with access to parking and garage. EPC Band:- D

£260,000 Freehold
Council Tax Band: C

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Gillingham, SP8 4FA



DESCRIPTION

A fantastic opportunity to acquire a three bedroom semi detached property located in a sought after residential area within easy distance to doctor/dentist surgeries, nursery, local shops, river and countryside walks. The town centre and mainline train station are about a 15/20 min walk. The well presented accommodation is arranged over two floors and in brief comprises:- Entrance hallway which gives access to the cloakroom, kitchen, lounge/diner and stairs to the first floor. The kitchen/breakfast room is fitted with a range of wall and base units with worktop over, inset stainless steel 1.5 bowl sink/ drainer, built in Neff electric oven, gas hob, cooker hood, space and plumbing for washing machine, space for and fridge/freezer and tumble dryer. The spacious lounge/ diner has a feature fireplace housing an electric coal effect fire and flows into the conservatory which leads through patio doors into the garden. The cloakroom has a low level W/C and wash hand basin. The landing on the first floor has a useful airing cupboard, access to the loft (with ladder) and doors to:- three bedrooms, en-suite and a separate family bathroom. The main bedroom has built in wardrobes and door to:- en-suite which is fitted with a white corner tiled shower cubicle, pedestal wash basin, low level WC, roller blind and extractor fan; there are two further bedrooms and a family bathroom which comprises of a white suite which includes:- panelled bath with shower over and screen, low level wc and pedestal wash basin. The property benefits from gas central heating, double glazing, conservatory, garden, parking and single garage.

OUTSIDE

Outside there is an enclosed fenced rear garden is paved and gravelled for ease of maintenance with raised beds, outside lights, water butt and a gate giving side access to:- Single garage with up and over door, light and power. There is also side access to the front of the property.

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose, bank and a 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: C

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: D



Directions

From our Gillingham Office proceed down the High Street and bear right onto St. Martin's Square. At the 'T' junction turn right onto Le Neubourg Way/B3092. At the roundabout take the first exit onto B3092 heading into the Peacemarsh area. At the next roundabout take the first exit onto Marlott Road. Turn left to stay on Marlott Road where the property can be found on the left hand side.



Floor Plan



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		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	