



**CHAFFERS**  
ESTATE AGENTS



## Wyke Road

Gillingham, SP8 4NH

**\*Vendor suited\*** An immaculately presented, light and airy four double bedroom semi-detached cottage located on the outskirts of Gillingham, boasting flexible living accommodation with four reception rooms, three bathrooms, a private south-facing rear garden and driveway parking. An internal viewing is strongly advised!

**Offers Over £390,000 Freehold**

Council Tax Band: D

# Wyke Road

Gillingham, SP8 4NH



## DESCRIPTION

The property is entered into a spacious reception hall/snug, with a door into a large sitting room with wood burner. An archway leads into the generously sized dining room providing ample space for entertaining which is open to the recently replaced kitchen offering modern units to include an integrated double oven, hob with extractor fan above, integrated dishwasher, sink and space for a fridge freezer. Accessed from the dining room is a downstairs bedroom with en-suite bathroom to include low level WC, hand wash basin and shower. At the rear of the property is an attractive garden room with an area that has plumbing for a washing machine and tumble dryer, skylights and bi-fold doors opening out to the rear patio and south-facing garden. Upstairs, there are three good sized bedrooms. The main bedroom is a large double bedroom with fitted wardrobes, the second bedroom is also a large

bedroom and bedroom three benefits from an en-suite shower room with low level WC, hand wash basin and shower. There is also a family bathroom with low level WC, hand wash basin, freestanding bath and corner shower. The rear garden is a spacious plot, which is mainly laid to lawn with a patio area adjacent the cottage. There is a decked area covered by a pergola, providing an ideal space for an outside seating area, as well as raised flower beds bordering the garden. At the end of the garden is a gate providing access to the gravelled, gated parking area with parking for at least three vehicles.

## 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 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: 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: D  
Agent's Notes: please note, the rear part of the garden is not within the title of the property, please contact us for further information.



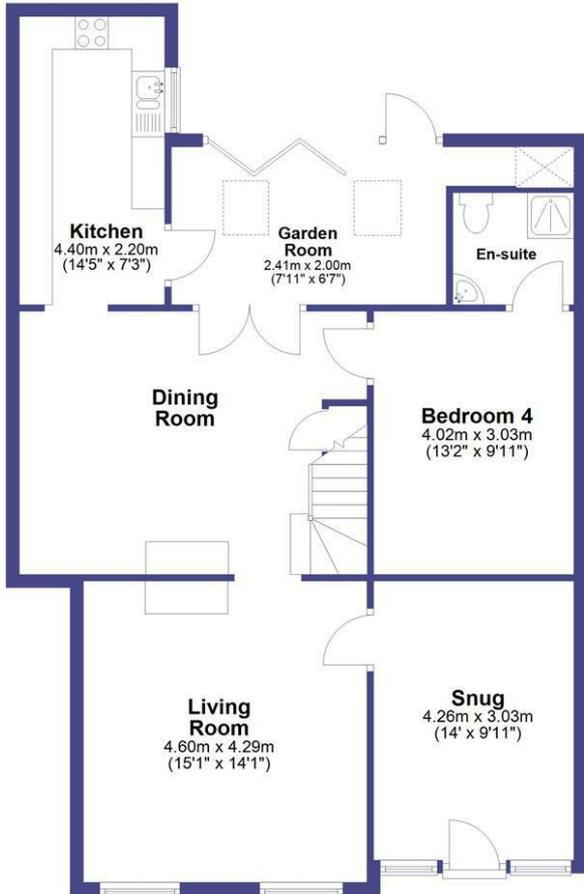
## Directions

From our Gillingham office proceed down the High Street and bear right onto St. Martin's Square. At the 'T' junction turn left onto Le Neubourg Way/B3092. Continue along this road until you reach the traffic lights. Turn right onto Wyke Street/B3081 and continue on this road. Continue along the road where the property will be located on the left hand side just before the turning for Lydfords Lane.



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

**Ground Floor**



**First Floor**



Total area: approx. 162.8 sq. metres (1752.9 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	