



**CHAFFERS**  
ESTATE AGENTS



## 2 Davenant Close, , Gillingham, SP8 4SL

**\*\*NO ONWARD CHAIN\*\***

A two-bedroom detached bungalow with integral garage, gardens to the front and rear, off road parking, conservatory and double-glazing. The property benefits from a generous and private rear garden, gas central heating and ultra-fast fibre to the premises. It is ideally located in the heart of sought-after Wyke, within walking distance of local shops, bus routes, town centre and the mainline train station (Exeter-London/Waterloo).

This delightful property offers spacious accommodation which comprises:-

**Asking Price £295,000 Freehold**

Council Tax Band: C

## 2 Davenant Close, , Gillingham, SP8 4SL



- 2 Bedroom Home
- Bedrooms with fitted wardrobes
- Integral Garage adjoining kitchen, with potential to convert
- Ample driveway parking
- Large Lounge / Diner
- Fully tiled shower room with new Mira electric shower and a full-body drier
- Recently replaced external UPVC cladding, soffits and guttering
- Large and private suntrap rear garden
- Recently replaced Worcester Boiler and Electrical Consumer Unit
- Recently added Firehawk heat alarm in kitchen and Firehawk smoke alarm in hallway

### DESCRIPTION

Entrance hall

With airing cupboard, smoke alarm, access to the loft and to all rooms:

Lounge / Dining Room - (19'2" x 11'4")

A good-sized room, having a delightful focal point floor to ceiling stone fireplace and hearth, with integrated bespoke shelving and display nooks, housing an electric fire. With window to the side and double-glazed patio doors to the conservatory.

Kitchen - (11'8" x 9'3")

Well-equipped fitted with a range of floor and wall units including built-in electric oven, electric hob with cooker hood, space for under counter fridge and dishwasher, space and plumbing for washing machine, tall larder cupboard, pull out table, door to outside and door to garage.

Bedroom 1 - (11'11" x 9'7")

With fitted double mirror fronted wardrobe and new carpet.

Bedroom 2 - (9'2" x 8')

With built-in wardrobe and new carpet.

Shower room

Fully tiled with a white suite including a tiled shower cubicle, pedestal wash basin, low level WC, all-body dryer and new Mira electric shower.

Conservatory - (11'1" x 12'1")

Centrally heated and with side door access to the garden.

Outside

Tarmacadam driveway providing off road parking for 2-3 cars leading to:

Integral garage - (15'3" x 8'3")

With electric roll-up door, doors to kitchen and garden, Worcester boiler, consumer unit, light and power. Versatile integral garage presenting an excellent opportunity for conversion, to seamlessly blend with the main house. For example: as a third bedroom, extended kitchen, utility room, home office, guest room, or with patio doors opening to the rear garden - immediately adding value to the property.

Front garden

Lawned and with shrubs and hedging, outside lights and side gate to:

Rear garden

Enclosed and fenced large, private and sunny space, mainly laid to lawn with hedges and shrubs. There is also a gravelled side garden, outside lights, outside tap.

### SITUATION

Gillingham offers a range of facilities including 2 doctor surgeries, dentists, 2 chemists, 6 supermarkets including Waitrose, library, a secondary school and 4 primary schools, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303.

The mainline railway station is within walking distance and connects to London Waterloo and Exeter.

### ADDITIONAL INFORMATION

Services: Mains Water (Meter), Gas, Electricity & Drainage.



### 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. At the traffic lights turn right onto Wyke Street/B3081. Continue on this road and then turn left onto Broad Robin. Turn right onto Deane Avenue and then left onto Davenant Close. Postcode SP8 4SL.



# 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 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	74
(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	