



CHAFFERS
ESTATE AGENTS



**Sylvan Close,
Gillingham, SP8 4EJ**

A light and airy two double bedroom detached bungalow presented in good condition throughout and is situated in a quiet cul-de-sac position within walking distance to the town centre. The property benefits from ample driveway parking, detached garage, south facing rear garden and is offered to the market with no onward chain.

Guide Price £280,000 Freehold

Council Tax Band: C

Sylvan Close, Gillingham, SP8 4EJ



DESCRIPTION

From the entrance hall the dual aspect living room is positioned to the front of the property, is of good size and also enjoys a wood burner. The second bedroom is across the hallway also to the front of the property and benefits from double built in wardrobes. Along the hallway there is access to the main bedroom positioned at the rear of the property and overlooks the back garden. The family bathroom has a bath with electric shower over, low level wc, heated towel rail, window and wash basin. The well thought out kitchen has a range of wall and floor units, a range oven and space and plumbing for a dishwasher and washing machine. From here there is access to the garden via the conservatory.

Externally, the property enjoys a fully enclosed south-facing rear garden mainly laid to lawn with a small patio area for seating, an area behind the garage which has previously been used as a vegetable patch, gate providing side access to the front, an integral door into the garage which has an electric up and over door, power and lighting and a useful garden shed. The front of the property benefits from driveway parking for at least three vehicles and a low maintenance area of shingle which could be used for further parking.

SITUATION - Gillingham

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 2 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.

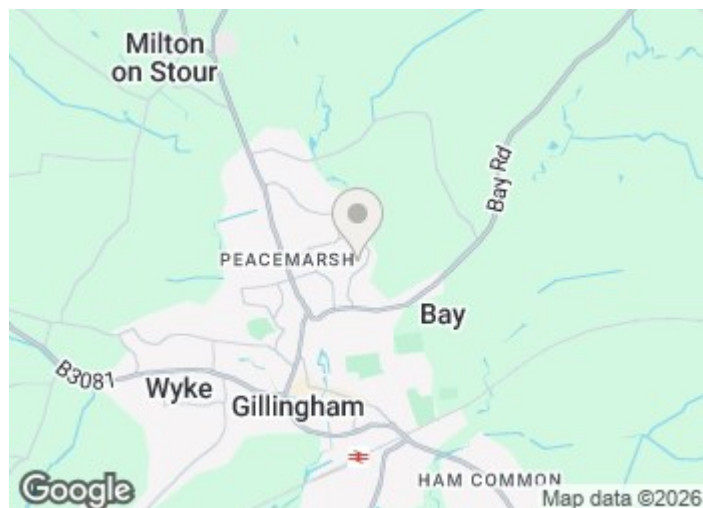
ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: 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



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

Sylvan Close, Gillingham

Approximate Area = 710 sq ft / 65.9 sq m

Garage = 183 sq ft / 17 sq m

Total = 893 sq ft / 82.9 sq m

For identification only - Not to scale



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) A			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	