



CHAFFERS
ESTATE AGENTS



40 Honeyfields, Gillingham, SP8 4TN

A well-presented two-bedroom property offering a spacious garden, allocated parking and a useful storage shed. The ground floor comprises an entrance hall, fitted kitchen, convenient cloakroom and lounge, while the first floor benefits from two bedrooms and a family bathroom. Ideally suited to first-time buyers or investors, the property also boasts one of the larger gardens on the development.

£220,000 Freehold

Council Tax Band: B

40 Honeyfields, Gillingham, SP8 4TN



DESCRIPTION

The property is approached via a pathway across the front garden and benefits from a dedicated parking space, a useful storage shed and one of the larger gardens on the development, providing excellent outdoor space.

The ground floor comprises an entrance hall, a fitted kitchen with modern wall and base units, sink and drainer, space for an oven with cooker hood over, and plumbing and space for both a washing machine and dishwasher. A convenient cloakroom features a low-level WC and wash hand basin, while the lounge offers a comfortable living space with stairs rising to the first floor.

The first floor offers two bedrooms and a family bathroom fitted with a bath, low-level WC and wash hand basin.

Situation Gillingham

Gillingham offers a good range of facilities, including two doctors' surgeries, dentists, two chemists, seven supermarkets including Waitrose, a building society, library, three primary schools and a well-renowned secondary school. There is also a post office, sports centre, public houses and a selection of restaurants, together with a range of country town amenities. The town provides good access to the A303, as well as 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: B

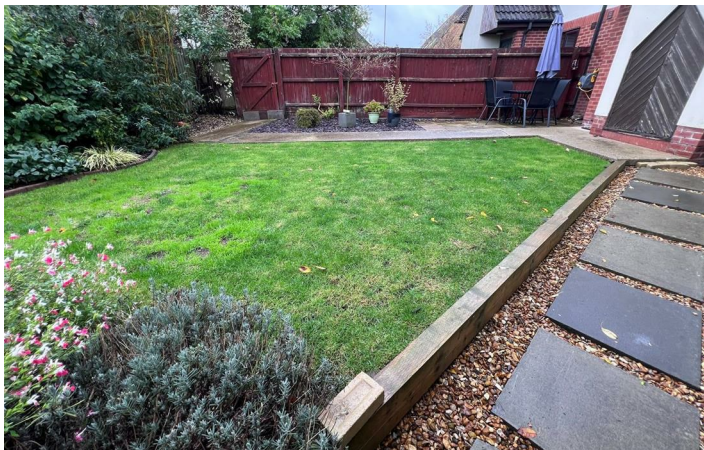
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C



Directions

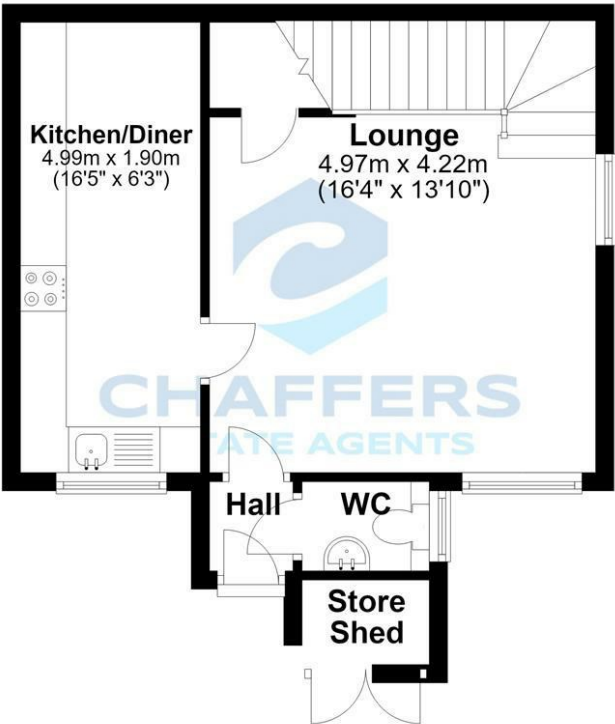
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Floor Plan

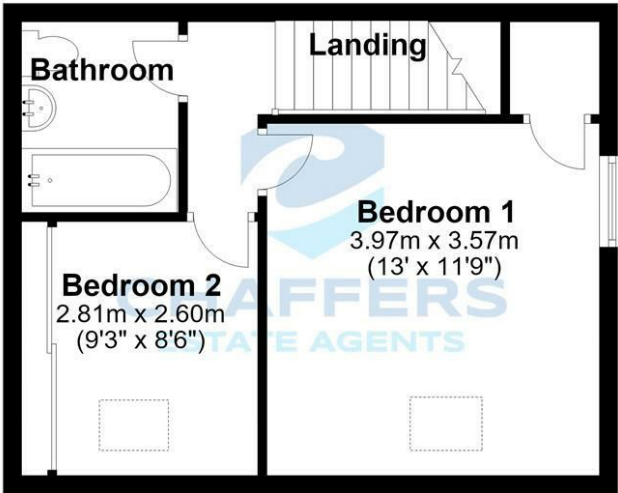
Ground Floor

Approx. 35.0 sq. metres (377.0 sq. feet)



First Floor

Approx. 31.4 sq. metres (338.0 sq. feet)



Total area: approx. 66.4 sq. metres (715.0 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		87
(69-80) C	72	
(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