



CHAFFERS
ESTATE AGENTS



**19 Davenant Close,
Gillingham, SP8 4SL**

An immaculately presented and thoughtfully arranged family home, featuring a stylish kitchen/diner/family room, conservatory, study, utility room, garage, driveway parking and a low-maintenance rear garden.

Asking Price £370,000 Freehold

Council Tax Band: D

19 Davenant Close, Gillingham, SP8 4SL



Description

The property is beautifully decorated and thoughtfully arranged throughout, offering well-presented and versatile accommodation. The entrance hall provides access to the cloakroom, study, utility room, sitting room, conservatory and impressive kitchen/diner/family room, with stairs rising to the first floor. The stylish kitchen is fitted with Minerva worktops, an inset Blanco sink, induction ceramic hob with cooker hood, electric double oven and microwave, wine rack and a central island/breakfast bar with useful storage. Further benefits include underfloor heating, a Worcester boiler and a double-glazed stable door leading directly to the rear garden.

The low-maintenance rear garden has been thoughtfully designed for ease of upkeep and enjoyment, featuring a paved patio, artificial lawn, pergola, pond, greenhouse and shed, with fenced and hedged borders providing privacy and an established fig tree adding further character. To the front, the property benefits from a garden and driveway providing off-road parking, with a side gate offering convenient access to the rear garden.

Situation

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: 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:



Directions

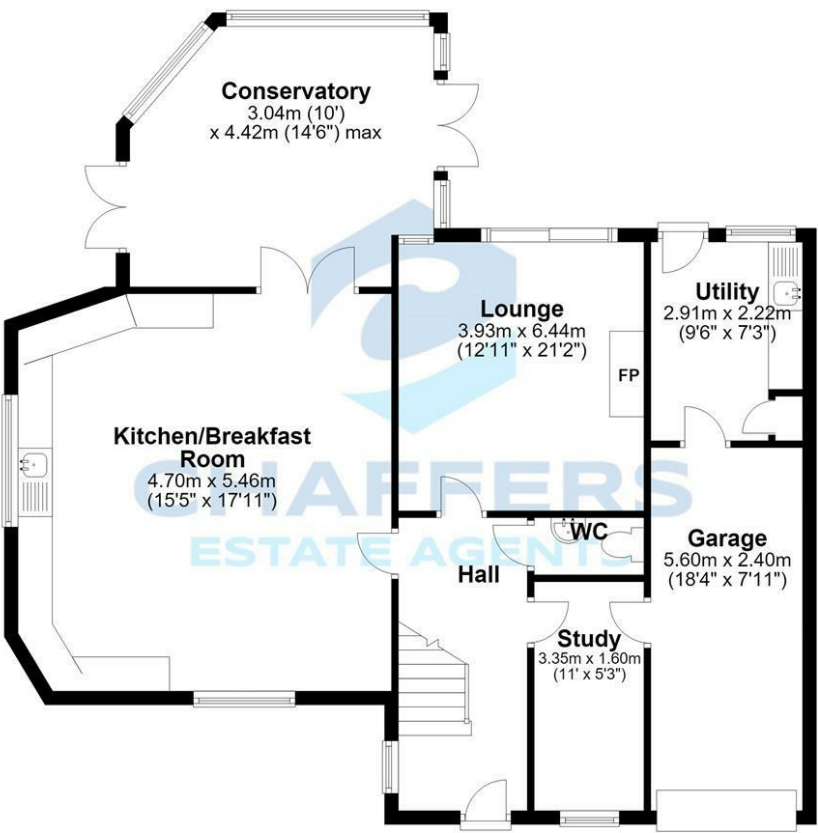
What Three Words; ///evolving.conducted.breeze



Floor Plan

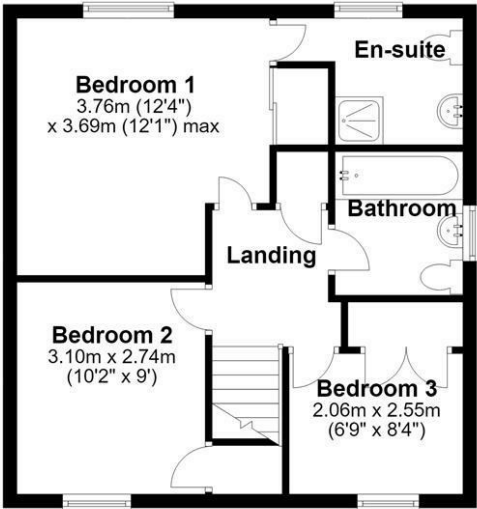
Ground Floor

Approx. 97.2 sq. metres (1046.2 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



Total area: approx. 142.5 sq. metres (1534.0 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		
(69-80) C		
(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		