



CHAFFERS
ESTATE AGENTS



Octave Terrace

Queen Street, Gillingham, SP8 4DT

A fantastic opportunity to acquire a delightful two-bedroom mid-terraced Victorian house conveniently located just a short stroll of the town centre, all its amenities and mainline train station (Exeter-London/Waterloo). The property does require some modernisation, offering you the chance to personalise the space to your taste and style. EPC Band:- D

Offers Over £160,000 Freehold

Council Tax Band: B

Octave Terrace

Queen Street, Gillingham, SP8 4DT



DESCRIPTION

A fabulous opportunity to acquire a delightful two bedroom, mid terraced, Victorian house conveniently located within easy walking distance of the town centre, all its amenities and mainline train station (Exeter-London/Waterloo). The accommodation is in need of modernisation throughout whilst still retaining some of the original Victorian features, ie, fireplaces and floorboards. The rooms are deceptively spacious, arranged over two floors and in brief comprises:- entrance hall with stairs leading to the first floor and doors to:- a cozy living room featuring an original brick fire place with shelves either side and exposed floor boards; dining room with original brick fire place, exposed floor boards and sash window; the kitchen is fitted with a range of Shaker style floor and wall units including space for cooker with cooker hood above, gas point, space for fridge and stable door to:- utility where the Glow Worm combination boiler can be found including plumbing for washing machine; finally there is a rear porch with double glazed patio doors to outside. The landing on the first floor has doors leading to both double bedrooms served by a family bathroom. The main bedroom features a Victorian fireplace and double glazed window to the front aspect; bedroom 2 benefits from a built in cupboard. To complete the layout on this floor is a good sized family bathroom fitted with a panelled bath, tiled shower cubicle, pedestal wash basin and low level WC. Outside.

Small front garden which is gravelled for ease of maintenance.

Enclosed fenced rear garden which is predominantly laid to lawn including patio area, outside tap, outside light, greenhouse and shed.

The property benefits from gas central heating and double glazing.

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 2 chemists, 7 supermarkets to include Waitrose, 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: 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: D

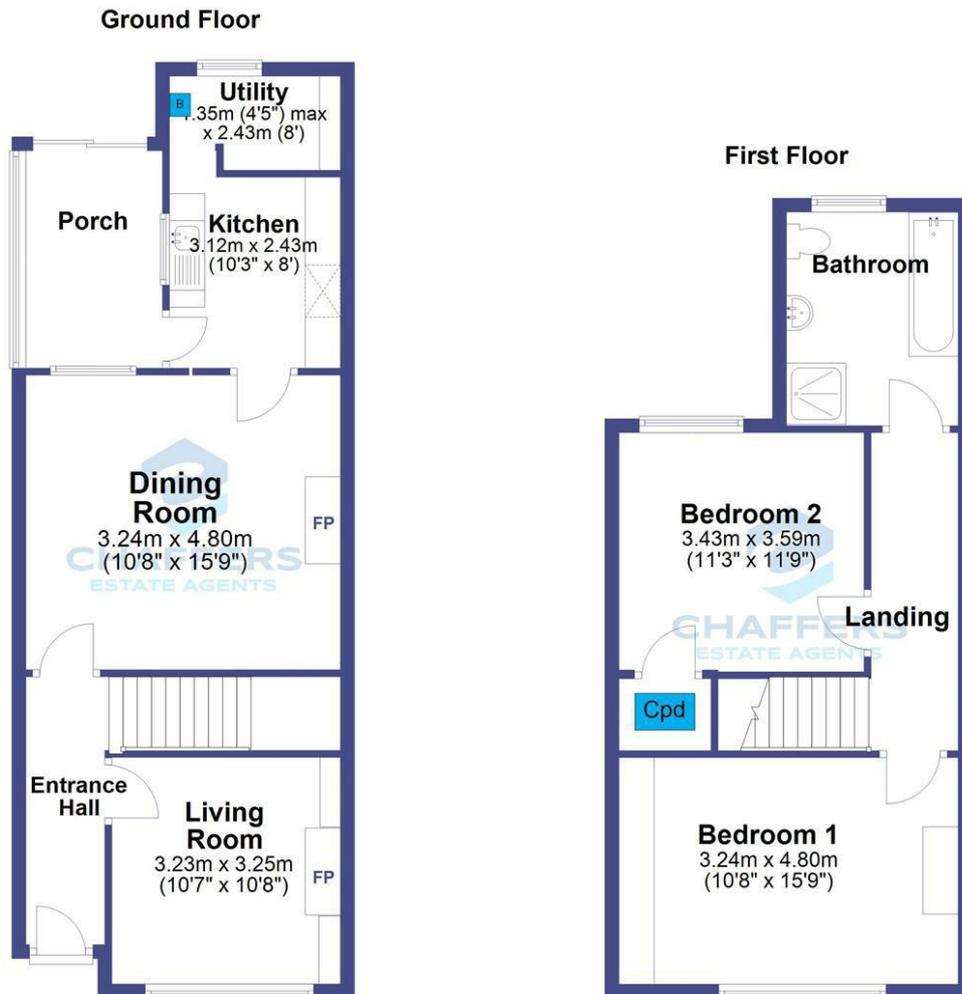


Directions

From our Gillingham Office proceed down the high street and bear right onto St Martin's Square. After a short distance turn right onto Queen Street where the property can be found on the left hand side. Postcode:- SP8 4DT.



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.

6 The Centre High Street, Gillingham, Dorset, SP8 4AB
 Tel: 01747 822233 Email: gillingham@chaffersestateagents.co.uk www.chaffersestateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	