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ESTATE AGENTS



Horsefields

Gillingham, SP8 4UQ

A three-bedroom link detached home situated in an enviable position in a private small close with garage, ample parking and an enclosed rear garden. Spanning an inviting 764 square feet, the property features two spacious reception rooms, ideal for both relaxation and entertaining. Local shops, nursery, doctor/dentist surgeries, countryside walks and primary schools are only a short distance away. EPC Band:-D

£269,000 Freehold

Council Tax Band: C

Horsefields

Gillingham, SP8 4UQ



DESCRIPTION

A three-bedroom link detached home situated in a popular residential area with garage, ample parking for 3-4 cars and an enclosed rear garden. Spanning an inviting 764 square feet, the property features two spacious reception rooms, ideal for both relaxation and entertaining. Local shops, nursery, doctor/dentist surgeries, countryside walks and primary schools are only a short distance away. For those commuting, the main line train station (Exeter-London/Waterloo) and town centre are just a five-minute drive away, providing excellent transport links.

The accommodation is well presented, in good decorative throughout and is arranged over two floors comprising:- Entrance hall with door to:- dining room with stairs to the first floor, understairs cupboard and doors to:- a modern kitchen fitted with a range of floor and wall units including an electric cooker, gas hob with cooker hood above, space for fridge/freezer, plumbing for washing machine and Worcester gas combination boiler; a good sized lounge featuring a fire place housing a gas fire with mantel surround and double glazed doors to garden. The landing on the first floor has doors off to all rooms. The main bedroom has a built in wardrobe and also has access to the loft; bedroom two has a built in wardrobe and a linen cupboard; bedroom three is a single room with double glazed rear window; to complete the layout is a family bathroom fitted with a white suite comprising:- panelled bath with shower over, pedestal wash basin, low level WC, chrome radiator/towel rail and laminate flooring. The property benefits from gas central heating, double glazing, garage, ample parking and an enclosed rear garden.

OUTSIDE

To the front of the property is a tarmac driveway providing ample parking for 3-4 cars which leads to:- Single garage (5.00mx2.50m) with electric shutter door, double glazed personal door, light and power. An enclosed walled and fenced rear garden predominantly laid to lawn edged with flower and shrub borders. There are two paved patios, pergola, shed, side gate, outside tap and outside lights.

LOCATION

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

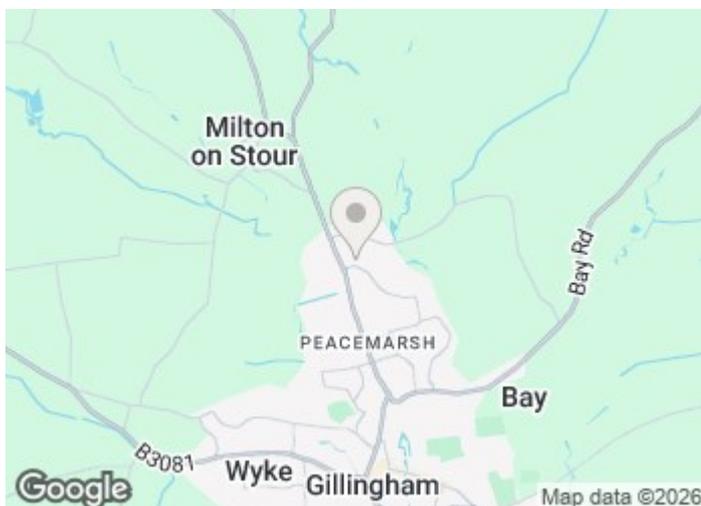
ADDITIONAL INFORMATION

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

From our Gillingham Office proceed down the High Street and bear right onto St Martin's Square. At the 'T' junction turn right onto Le Neubourg Way/B3092. At the roundabout take the first exit onto B3092 heading into the Peacemarsh side of town. At the roundabout take the 3rd exit onto Gyllas Way then turn left onto Horsefields. Turn right to stay on Horsefields where the property can be found on the right hand side in a small private close. Postcode:- SP8 4UQ.

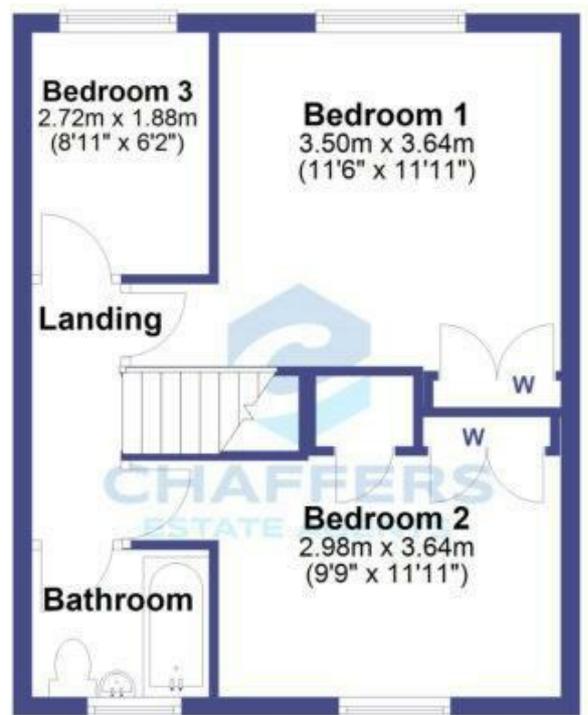


Floor Plan

Ground Floor



First Floor



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			86
(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	