



CHAFFERS
ESTATE AGENTS



**36 Oake Woods,
Gillingham, SP8 4QS**

A beautifully presented four-bedroom townhouse arranged over three floors, offering spacious and versatile accommodation with a modern kitchen/diner, principal bedroom with en-suite, private garden, integral garage, and allocated parking. Offered to the market with no onward chain. EPC; B

Offers Over £245,000 Freehold

Council Tax Band: C

36 Oake Woods, Gillingham, SP8 4QS



Description

This immaculately presented four-bedroom townhouse offers spacious and versatile accommodation arranged across three floors, ideally suited to modern family living.

The ground floor comprises a bright and spacious reception room together with a contemporary fitted kitchen/diner, creating an ideal setting for both everyday living and entertaining. The upper floors provide four well-proportioned bedrooms, including an impressive principal suite benefitting from an en-suite shower room, in addition to a modern family bathroom.

Externally, the property enjoys a private rear garden, integral garage, allocated parking, and further visitor parking within the development. Maintained to a high standard throughout, the property is offered to the market with no onward chain, presenting an excellent opportunity for a straightforward purchase.

Conveniently positioned close to reputable schools, local amenities, and excellent transport connections, this attractive home combines practicality, comfort, and convenience within a popular residential setting.

Situation

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 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 (Meter), Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band:

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. The management fee for residents is £124.23 (paid twice a year) for the maintenance of the gardens at Oake Wood with Meadfleet Limited.

Energy Performance Certificate: Rated: B



Directions

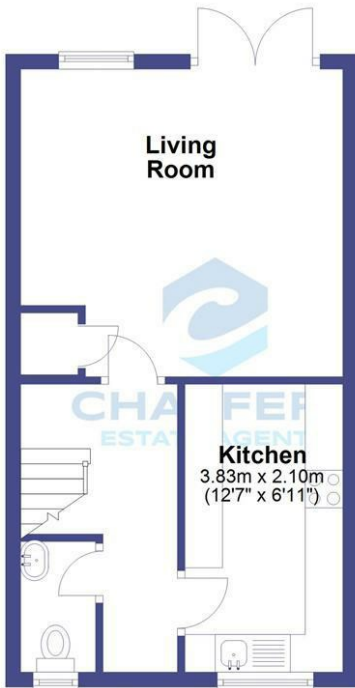
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Floor Plan

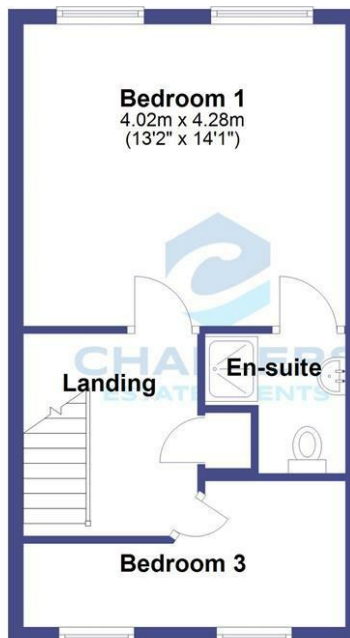
Ground Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



First Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



Second Floor

Approx. 35.7 sq. metres (384.5 sq. feet)



Total area: approx. 104.4 sq. metres (1124.3 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 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			91
(81-91) B		81	
(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	