



**CHAFFERS**  
ESTATE AGENTS



**9 The Meadows,**  
**, Gillingham, SP8 4SP**

This immaculate mid-terrace home offers an excellent opportunity for first-time buyers or investors, featuring a bright and welcoming living area, modern kitchen, and a charming conservatory overlooking a low-maintenance garden. The property boasts two double bedrooms, a well-appointed bathroom, and a warm, well-maintained interior throughout. EPC Band:- C

**Asking Price £210,000 Freehold**

Council Tax Band: B

# 9 The Meadows, , Gillingham, SP8 4SP



## DESCRIPTION

A delightful two double bedroom terraced house with two allocated parking spaces and gardens situated in a quiet cul-de-sac location, within easy distance of the town centre, schools and mainline train station (Exeter-London/Waterloo).

Whether you are looking to make your first step onto the property ladder or seeking a sound investment, this charming residence is well worth your consideration.

The accommodation is arranged over two floors and in brief comprises:- Entrance hall with door to:- a spacious lounge with window to the front aspect, smoke alarm, stairs to the first floor and door to:- a good sized kitchen/diner fitted with a range of floor and wall units, space for cooker with cooker hood above, breakfast bar, plumbing for washing machine, Glow Worm gas boiler and double glazed patio doors opening into conservatory.

The landing on the first floor leads to all rooms and also provides access to the loft. Bedroom 1 benefits from a built in wardrobe; bedroom 2 is another good sized double room with window to the front aspect. To complete the layout on this floor is a bathroom fitted with a white suite comprising panelled bath with shower over, pedestal wash basin with cupboard storage underneath, WC and heated towel rail.

The property benefits from gas central heating, double glazing, smart meter, two allocated parking spaces, front and rear gardens.

## OUTSIDE

The rear garden is mainly laid to lawn, with a gravelled area and paving slabs, complemented by two planted borders and fully enclosed by fencing with a rear access gate. To the front, there is a dedicated parking space, finished with gravel for ease of maintenance.

## LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose 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: B

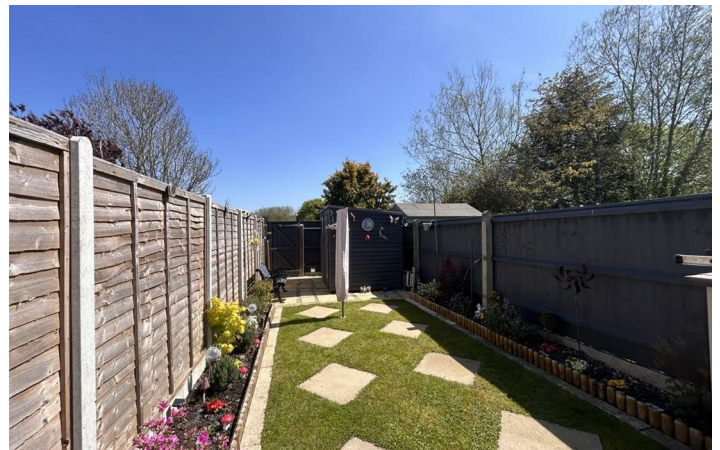
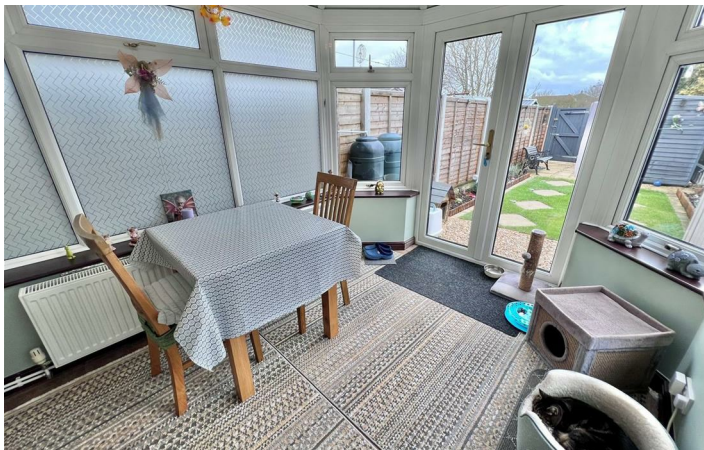
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C



## Directions

From our Gillingham Office proceed up the High Street and continue onto Newbury/B3081. At the roundabout take the first exit and stay in the right hand lane. At the traffic lights on the railway bridge turn right onto New Road/B3092. Continue on this road and turn left onto Addison Close. Take the second turning on your right onto The Meadows. Turn right to stay on The Meadows.



# 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	