



CHAFFERS
ESTATE AGENTS



21 Marlott Road,
, Gillingham, SP8 4FA

IDEAL FIRST TIME BUY/INVESTMENT A modern TWO DOUBLE BEDROOM mid terraced house located in a popular residential area on the Peacemarsh side of town within easy walking distance to doctor/dentist surgeries, nursery and riverside walks. The town centre, other local shops, schools and mainline train station (Exeter-London/Waterloo) are also within a walkable distance. EPC Band:-C

Offers Over £185,000 Freehold

Council Tax Band: B

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DESCRIPTION

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This well presented house offers good sized accommodation which in brief comprises:- Entrance hallway with laminate flooring, stairs to the first floor, doors to lounge, kitchen and cloakroom.

The kitchen is fitted with a range of floor and wall units including a built in electric oven, gas hob with extractor hood above, space for fridge/freezer, space and plumbing for washing machine; a well proportioned lounge with laminate flooring, under stairs storage, fitted wall units and double doors opening onto rear garden; a downstairs cloakroom completes the layout on this floor.

The landing on the first floor leads to both double bedrooms and bathroom. Bedroom 2 benefits from an over stairs cupboard. The bathroom has tiled flooring and is fitted with a white suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC and medicine cabinet.

The property benefits from gas central heating, double glazing, garage, parking and an enclosed rear garden.

OUTSIDE

Fully enclosed fenced rear garden which is predominantly laid to shingle edged with astro turf, patio, small flower and shrub borders, a small decked seating area, shed and access to:-

Single garage with up and over door, partly board storage space above, personal door, light and power. There is also parking space for 1 car behind the garage.

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

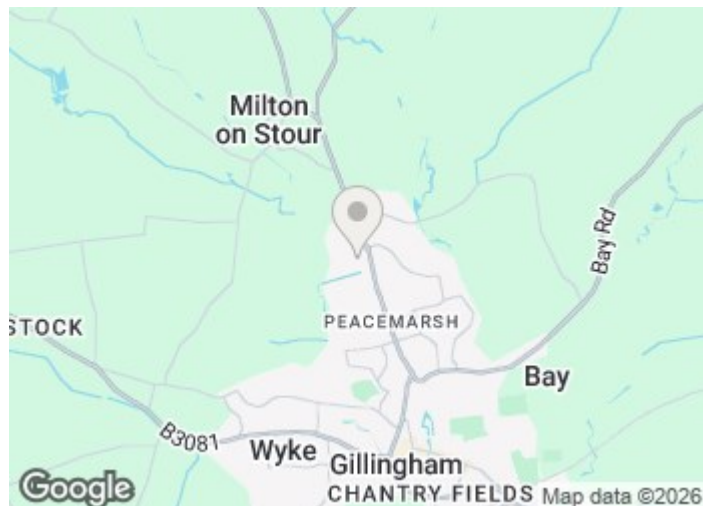
Services: Mains Water, Gas, Electricity & Mains Drainage

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 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 area. At the next roundabout take the first exit onto Marlott Road. Turn left to stay on Marlott Road where Number 21 can be found on the left hand side.



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			91
(81-91) B			
(69-80) C		74	
(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	