CHAFFERS
ESTATE AGENTS









26 Clarendon Close,

, Gillingham, SP8 4NL

Well-presented home with a driveway, garage and carport, offering spacious living accommodation and a fitted kitchen. The enclosed rear garden features a patio, lawn, mature planting, greenhouse, shed and an additional detached garage.

Offers Over £360,000 Freehold

Council Tax Band: D

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4 1 2 D

Description

The property is approached via a path and concrete driveway over gravelled areas for ease of maintenance, garage with up-and-over door, and a carport.

The entrance hall has stairs to the first floor, a cloakroom with a white suite, and double doors leading into the sitting room with feature wall lights. The dining room enjoys double glazed doors opening onto the rear garden, while the kitchen is fitted with a range of base units, a one-and-a-half bowl sink, Worcester gas boiler, ceramic hob with cooker hood, spotlights, and Amtico flooring. A rear lobby with Amtico flooring provides access to the garage.

The enclosed rear garden features a paved terrace, lawn, mature flower and shrub borders, trees, greenhouse, shed, and an additional detached garage accessed via Lydfords Lane. A rear gate and water butts complete this attractive outdoor space.

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

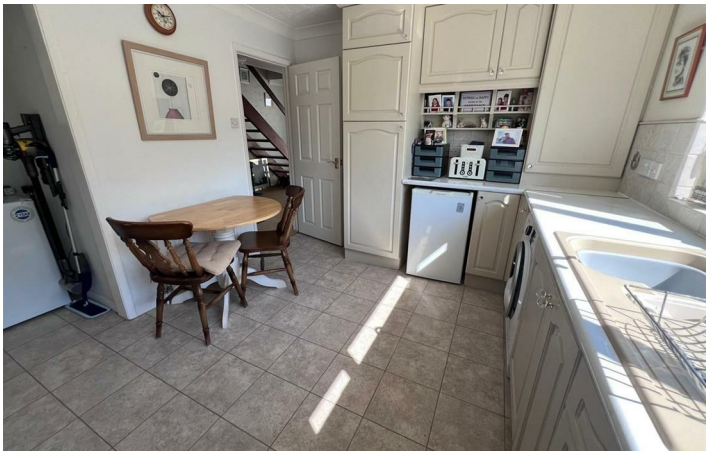
Services: Mains Water, Gas, Electricity & Drainage.
Council Authority: Dorset Council ~ Council Tax Band: D
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.
Energy Performance Certificate: Rated: D



Directions

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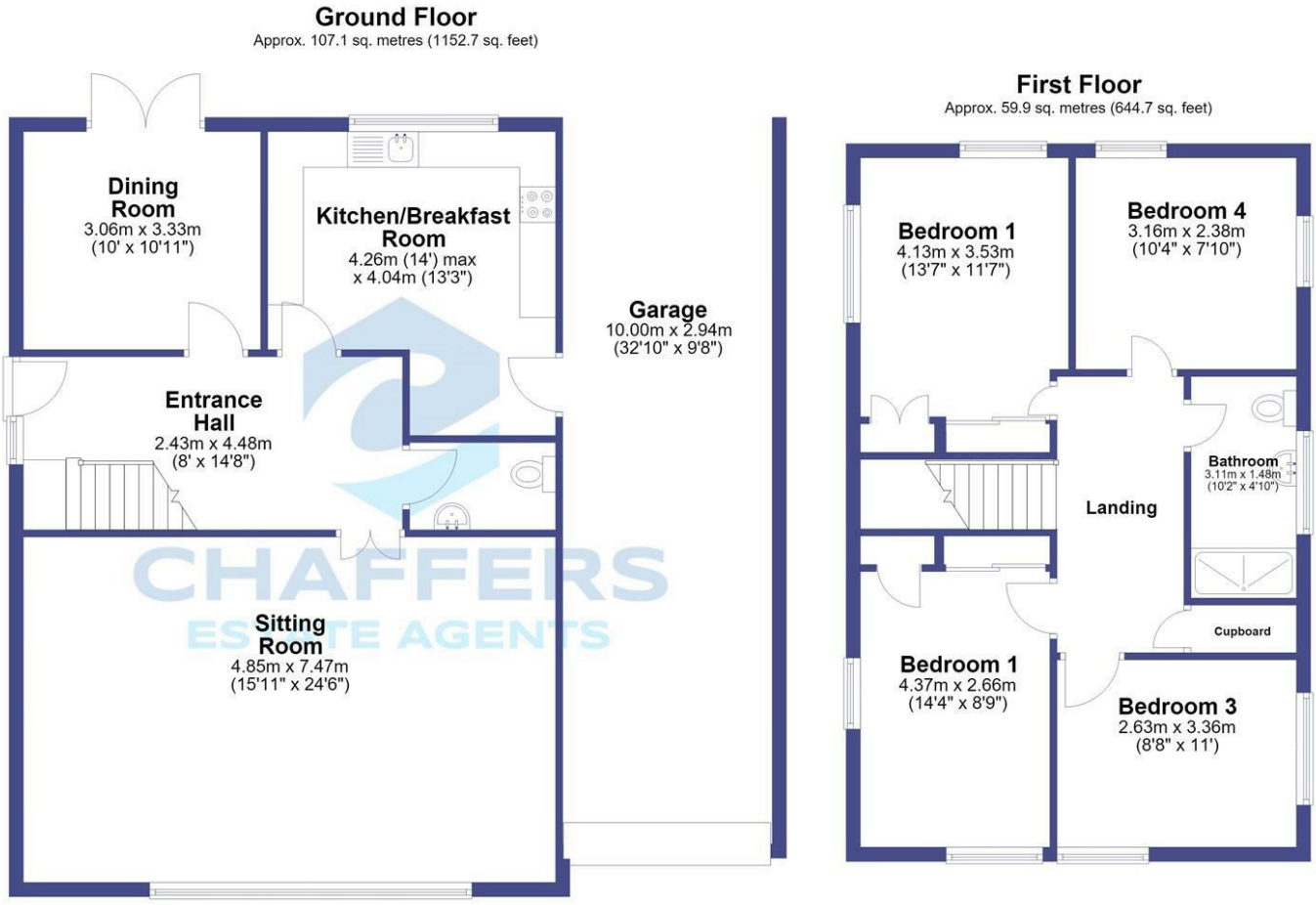






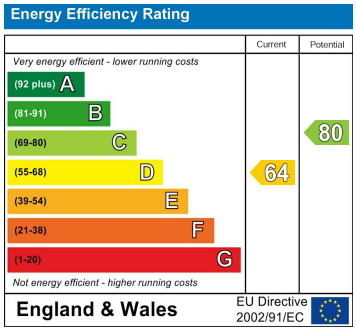



Floor Plan



Total area: approx. 167.0 sq. metres (1797.4 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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