

Total area: approx. 84.6 sq. metres (911.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	84



Chaffinch Chase
Gillingham

Guide Price
£265,000

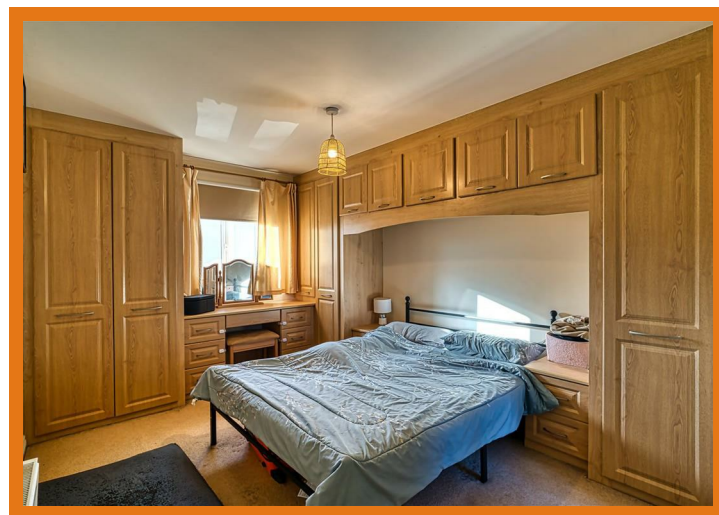
This well-presented three bedroom semi-detached home offers bright, well-proportioned accommodation arranged over two floors and is set within a popular residential development in the town. The layout is practical and easy to live in, with generous first-floor space and three double bedrooms, making it an excellent choice for families, first-time buyers or those looking to upsize.

The current owners have enjoyed living here for the past five years, and the property has been well cared for, providing comfortable and flexible living space in a well-regarded town location.

Situated close to local schools, shops and amenities, the property enjoys a convenient position while remaining within a pleasant residential setting. Overall, this is a bright and welcoming home with well-balanced accommodation that is likely to appeal to a wide range of buyers.

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The Property

Accommodation

Inside

The property opens into a welcoming entrance hall with a useful ground floor cloakroom. To the rear, the sitting/dining room provides a comfortable and versatile living space, easily accommodating both relaxation and dining, with a pleasant outlook over the garden.

The kitchen is fitted with a modern range of wood-effect units, offering ample storage and worktop space. Integrated appliances include an electric oven, gas hob with extractor hood, washing machine, dishwasher and fridge/freezer. Mosaic-style tiled splashbacks, a stainless steel sink with swan neck mixer tap and vinyl flooring complete the room.

The first floor offers particularly generous space, with three

well-proportioned double bedrooms. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom, making the layout ideal for families or visiting guests.

Outside

The rear garden is fully enclosed and designed for low maintenance, making it ideal for busy households.

Laid mainly to artificial lawn, it provides a practical and tidy outdoor space suitable for seating and entertaining, with the added benefit of direct access to the garage, which sits to the rear of the garden.

Important Information

Heating: Gas central heating
Windows: uPVC double glazing
EPC Rating: C
Council Tax Band: C
Tenure: Freehold
Water: Mains
Drainage: Mains drainage

Location

What3words -
tadpoles.denoting.tequila

Postcode: SP8 4GP

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.