



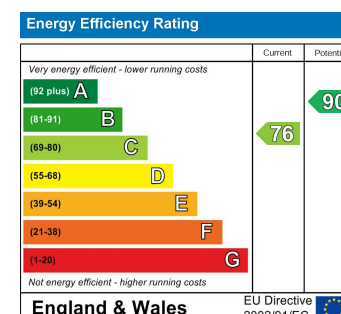
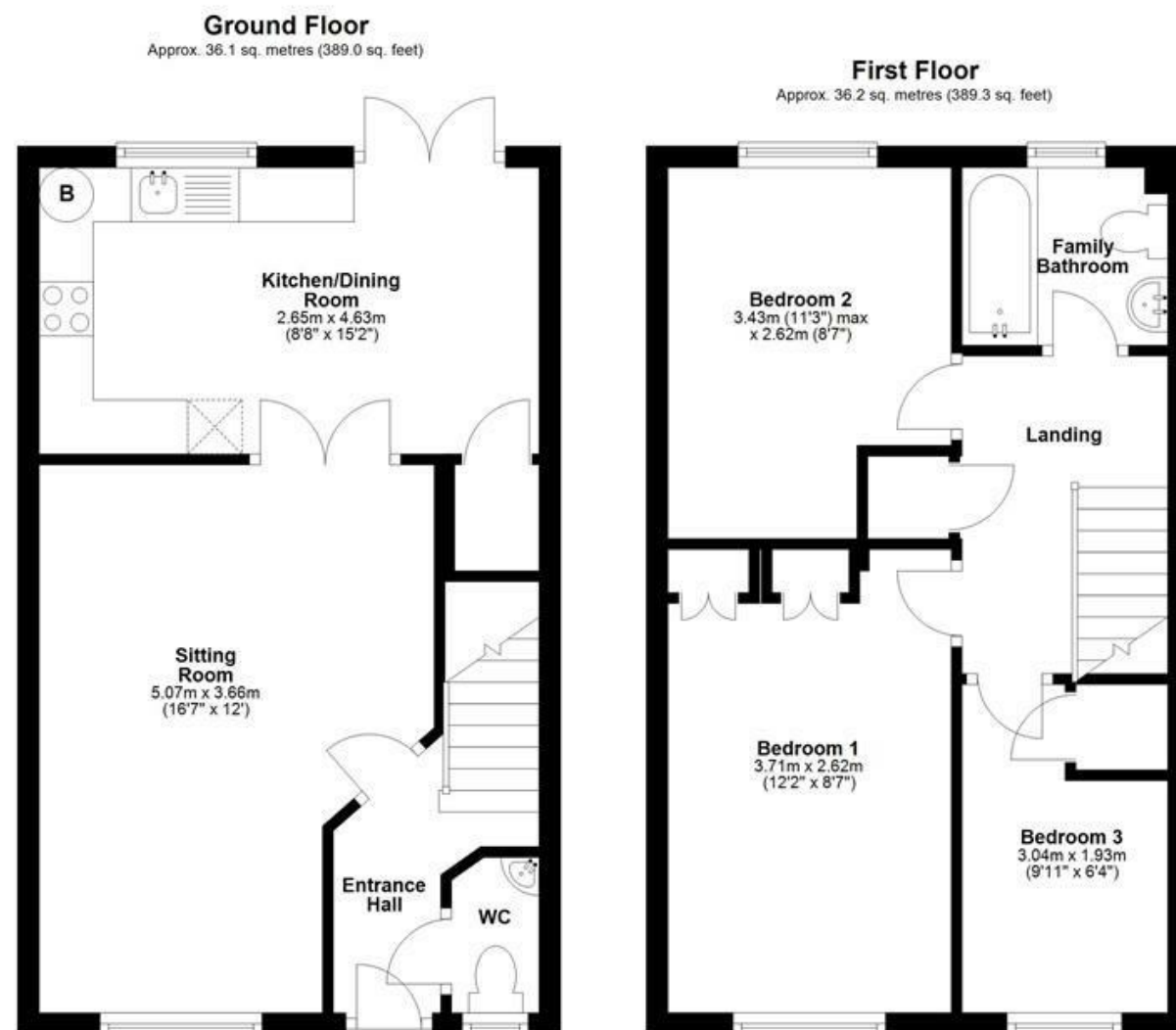
Chaffinch Chase Gillingham

Asking Price
£255,000

A delightful modern linked terrace home with three well proportioned bedrooms, offered for sale with no onward chain and situated in a popular residential area on the edge of the town. The property is located close to the primary school and is within walking distance to local facilities, which include Aldi and Budgens, vets and garden centre. The town centre is also within reach and provides schooling for all ages, a range of independent shops and chain stores, doctor and dentist surgeries as well as a variety of entertainment venues. The mainline train station serving London Waterloo and Exeter St. David's is also within walking distance from the property.

The property is about twenty years old and during its lifetime has been very well maintained and is presented to the market with both the interior and exterior in good order, ensuring that you can move in hassle-free and start enjoying your new home from day one. The property also boasts some countryside views that add a touch of calmness to the surroundings. This lovely home blends style and comfort with a bright and roomy sitting room with feature fireplace - ideal for relaxing or spending time with friends and an on trend combined kitchen and dining room allowing the chef to converse with guests as well as great for parents and children to be together. Outside, the easy to maintain garden has a paved seating area - great to enjoy a morning coffee and enough space to host a summer barbecue. There is also gated parking and a garage, you can rest assured that your vehicles will be safe and secure.

Viewing is essential to really appreciate what this home has to offer and how easily it ticks many potential buyers' boxes.



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The Property

Accommodation

Inside

uPVC front door with inset glass pane opens into a welcoming entrance hall with stairs rising to the first floor and doors to the cloakroom and sitting room. The sitting room has an aspect to the front and has a feature fireplace with coal effect fire. Double doors open into a bright and roomy combined kitchen and dining room with view over the rear garden and double doors opening to the rear paved seating area. The kitchen area is fitted with a range of wood grain effect units consisting of floor and eye level cupboards with open ended display shelves plus a separate drawer unit. There is a generous amount of woodblock effect work surfaces with a tiled splash back and ceramic sink and drainer with square mixer tap plus integrated appliances consisting of fridge/freezer, dishwasher and built in electric oven and gas hob with extractor hood above. The floor is

laid to wood effect laminate.

First Floor

Stair rise to a galleried landing with access to the part boarded loft space and linen cupboard fitted with a plug in heater. There is also the family bathroom fitted with a bath and shower above, low level WC with dual flush facility and pedestal wash hand basin. The floor is laid to tile effect vinyl. There are three good sized bedrooms, main with built in wardrobes and bedroom two enjoying views over the school playing fields and countryside in the distance.

Outside

Drive and Garage

The gated drive and garage will be found to the right hand side of the neighbouring property and provide space to park two cars. The garage has an up and over door.

Gardens

The property is approached from the pavement onto a paved path that

leads to the front door. The remaining frontage is planted with shrubs. The rear garden is mostly laid to lawn with a paved seating area to the back of the house and further circular patio and gravelled area at the bottom of the garden. There are beds planted with flowers, shrubs and trees. The garden enjoys a sunny aspect and is fully enclosed.

Useful Information

Energy Efficiency Rating C
Council Tax Band C
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold
No Onward Chain

Directions

From Gillingham Town

Leave Gillingham heading towards Shaftesbury. At the third set of lights turn right into Kingfisher Avenue. At the roundabout bear to the left and follow the road. The property will be found a short distance on the left hand side. Postcode SP8 4GT

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