



Maybrook, Basingstoke, Hampshire, RG24 8ST

Guide Price £285,000

LODDON PROPERTIES is excited to present this charming two-bedroom, end-terraced house, nestled on a serene, no-through road in the desirable Chineham area. The property features an inviting entrance hall that opens into a generously sized living/dining area, equipped with double patio doors that lead to an easily maintained garden. The kitchen, inclusive of white goods, offers plentiful storage space, which completes the ground floor. The first floor boasts two large bedrooms, with the primary bedroom including built-in storage, and a family bathroom fitted with a shower above the bath. Additional perks include tandem parking spaces allocated for your convenience. This residence is situated in the sought-after Chineham neighborhood, symbolizing an ideal setting for family life. The area is well-equipped with a range of amenities, such as the South Chineham shopping center, Four Lanes primary school on Hanmore Road, and several nurseries along Reading and Hanmore Roads. Health care needs are easily met with local doctors and dentists. The A33 is conveniently close, providing swift connections to the Basingstoke ring road, M3, and the mainline railway station, which offers direct services to Waterloo in under an hour. The northward route offers easy access to Reading and the M4, with beautiful countryside vistas en route. Don't miss our OPEN DAY on the bank holiday weekend from 4th to 6th May. Contact our team today to schedule your exclusive viewing. TENURE: Freehold EPC RATING: D COUNCIL TAX BAND: C





- NO ONWARD CHAIN!
- TWO BEDROOM HOME
- KITCHEN WITH WHITE GOODS INCLUDED
- SPACIOUS LIVING/DINING ROOM
- BATHROOM WITH SHOWER OVER BATH
- ALLOCATED PARKING FOR TWO
- PRIVATE ENCLOSED GARDEN WITH SHED
- EXCELLENT COMMUTER LINKS
- LOCAL AMENITIES WITHIN WALKING DISTANCE

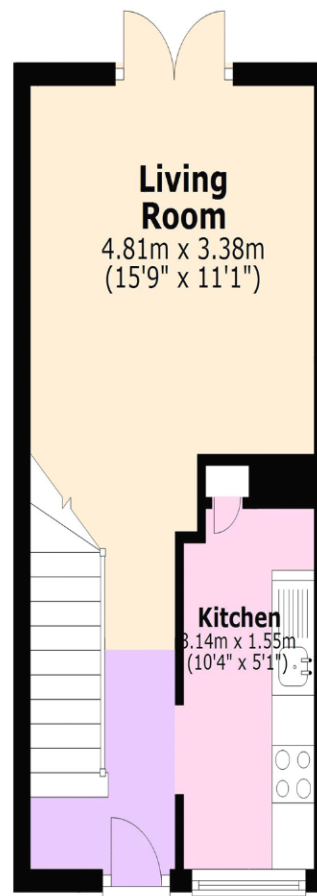


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92-100) A			(92-100) A
(81-91) B		85	(81-91) B
(69-80) C			(69-80) C
(55-68) D	67		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales
			EU Directive 2002/91/EC



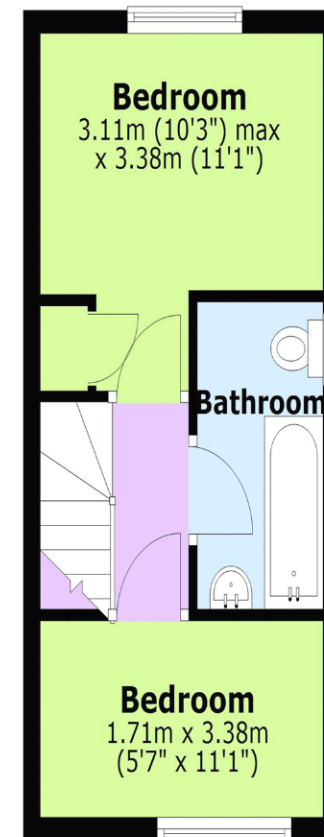
Ground Floor

Approx. 23.0 sq. metres (247.9 sq. feet)



First Floor

Approx. 23.1 sq. metres (248.1 sq. feet)



Total area: approx. 46.1 sq. metres (496.0 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the property. They are provided as a guide only, and should be used as such. Floor plans are intended to give a general indication of the properties layout only. All images and dimensions are not intended to form part any contract or warranty.

Plan produced using PlanUp.

LODDON PROPERTIES

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