



✓ **3 BEDROOMS**

✓ **LOW MAINTENANCE GARDEN**

✓ **MODERN BATHROOM**

✓ **UPGRADED KITCHEN**

✓ **GREAT LOCATION**

✓ **GARAGE & DRIVEWAY**



**61 Renown Way
Chineham
RG24 8XD**

**Guide Price £ 295,000
Freehold**

LODDON PROPERTIES is pleased to market this attractive 3 bedroom house in Chineham. Ideally situated within a quiet peaceful spot, yet close to all local amenities with excellent transport links. The property has been well maintained by the present owners and boasts a very bright upgraded kitchen and bathroom, double glazing, low maintenance garden , ideal for entertaining, garage and driveway parking. It consists of 3 bedrooms, family bathroom with shower over bath, kitchen/diner, and lounge. OPEN DAY- Saturday 5th September. This property will attract a lot of attention therefore registering your interest as soon as possible would be highly recommended.



Energy Performance Certificate

61, Renown Way, Chineham, BASINGSTOKE, RG24 8XD

Dwelling type: Semi-detached house
Date of assessment: 24 August 2015
Date of certificate: 24 August 2015

Reference number: 2248-0035-7218-3185-5914
Type of assessment: RdSAP, existing dwelling
Total floor area: 69 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,058
Over 3 years you could save	£ 351

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 138 over 3 years	 You could save £ 351 over 3 years
Heating	£ 1,413 over 3 years	£ 1,335 over 3 years	
Hot Water	£ 384 over 3 years	£ 234 over 3 years	
Totals	£ 2,058	£ 1,707	

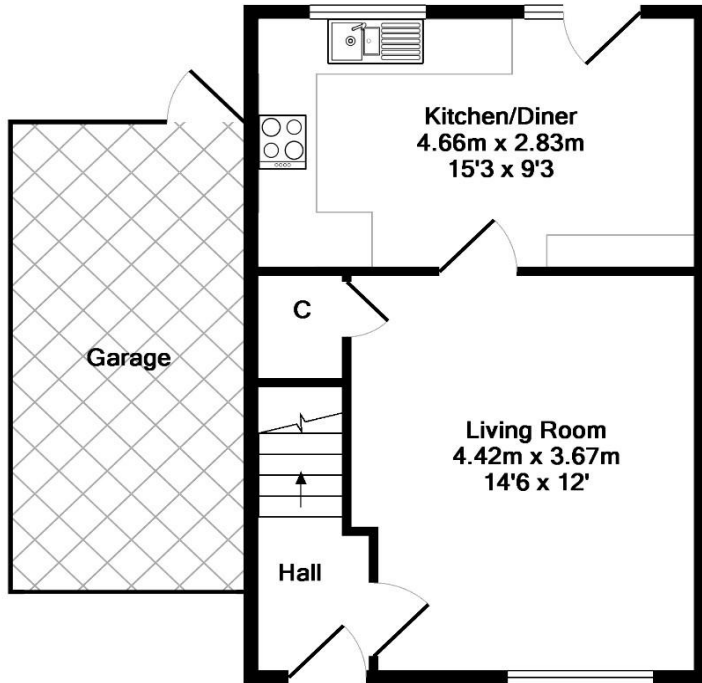
These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

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	68	84	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

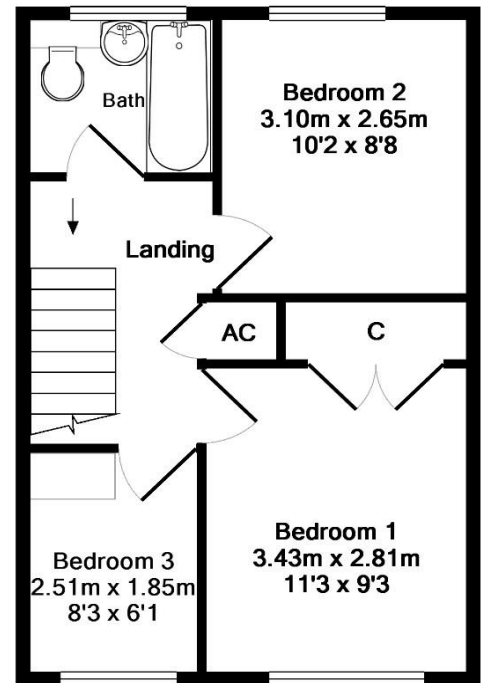
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 102	
2 Low energy lighting for all fixed outlets	£40	£ 108	
3 Solar water heating	£4,000 - £6,000	£ 138	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



GROUND FLOOR
APPROX. FLOOR
AREA 33.8 SQ.M.
(364 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 33.8 SQ.M.
(364 SQ.FT.)

TOTAL APPROX. FLOOR AREA 67.6 SQ.M. (727 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2015

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

