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Thumwood, Chineham, Basingstoke

Guide price £300,000

**BELVOIR!**



## PROPERTY

The property is situated in a cul-de-sac position close to bus routes and local shops including a Tesco superstore at Chineham and a variety of other local facilities together with excellent proximity to Daneshill, Lutyens and Chineham Business Parks. Internally the property has been refurbished by the current vendor with new carpets, redecorated rooms and has accommodation comprising a lounge with access to a modern, luxury fitted kitchen, first floor bathroom and two bedrooms. The property also benefits from allocated parking at the front as well as having a front garden which is laid to lawn. Additional features include recently installed boiler and consumer unit, double glazing and gas central heating.

## LOCATION

The property is located in a quiet cul-de-sac just a short distance from Chineham centre with its extensive range of amenities, facilities and services. The town centre of Basingstoke is also readily accessible with the Festival Place shopping centre, mainline railway station and sports centre among the main features.

**LOCAL AUTHORITY** - BASINGSTOKE & DEANE

**COUNCIL TAX** - Tax band C

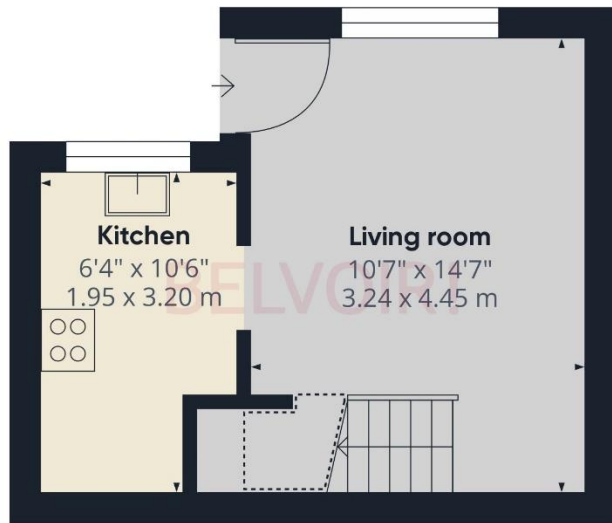
**TENURE** – FREEHOLD

**VENDOR POSITION** - NO FORWARD CHAIN

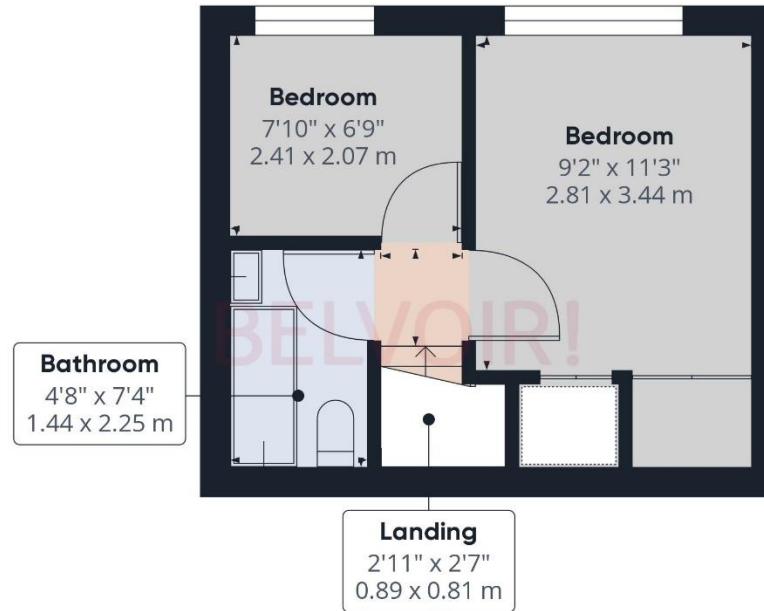
**EPC** - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

437.43 ft<sup>2</sup>  
40.64 m<sup>2</sup>

**Reduced headroom**

15.64 ft<sup>2</sup>  
1.45 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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