



Great Oaks Chase, Chineham, Basingstoke

Guide price £280,000

**BELVOIR!**





## PROPERTY

This well-presented two-bedroom terraced house is situated in a quiet, popular location in Chineham, offering easy access to local amenities and transport links, perfect for first time buyers.

## ACCOMODATION

On entry to the property at the front, you proceed into a small entrance lobby with access to the living room and aspect to the front. This room links to the kitchen at the rear which is of good proportions with a range of fitted wall and base units and appliances. There is a door from the kitchen that leads to the garden.

The main bedroom benefits from having a built-in wardrobe cupboard, providing good storage space. The fitted bathroom is accessed from the landing and comprises a bath, hand basin, and WC.

The property benefits from having a combi-gas fired central heating boiler and double glazing throughout, ensuring a warm and comfortable living environment. It also has an allocated parking space and garden to the rear. Overall, this well-maintained and tastefully presented property would make an ideal home for first-time buyers or those looking to downsize.

## LOCATION

The property is located in a quiet cul-de-sac, just a short distance from local shops at 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 BAND** – C

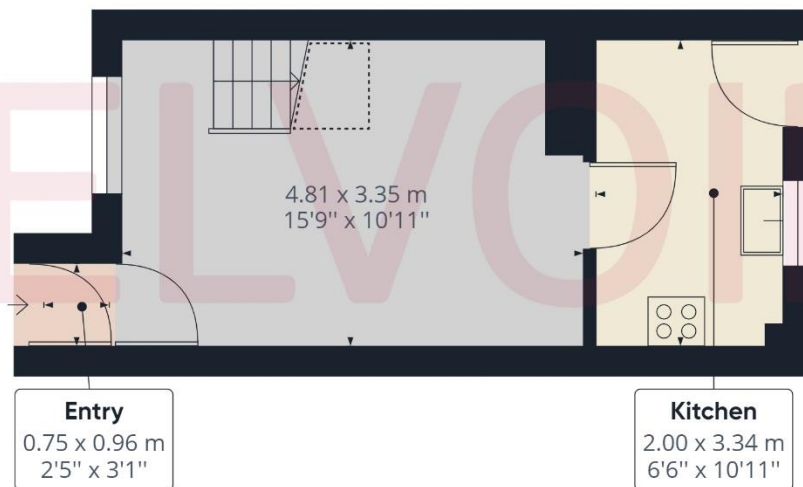
**TENURE** – Freehold

**EPC** - D

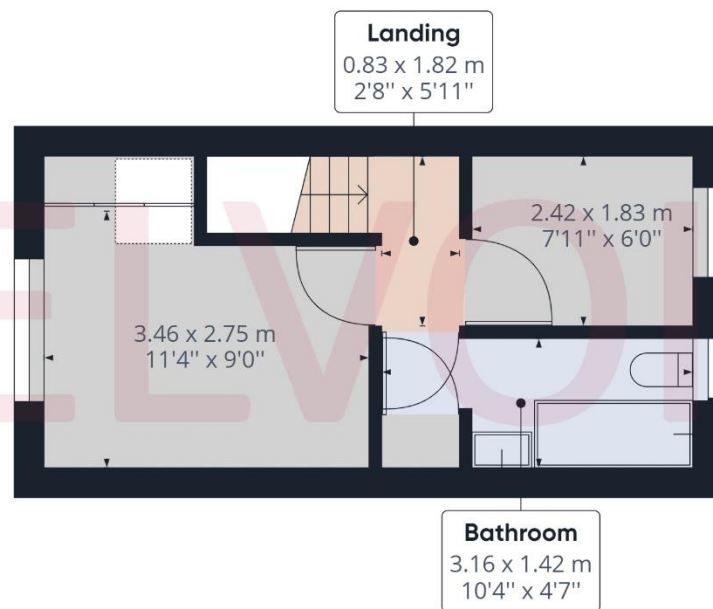
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		







Ground Floor Building 1



Floor 1 Building 1

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

474.06 ft<sup>2</sup>

44.04 m<sup>2</sup>

**Reduced headroom**

13.82 ft<sup>2</sup>

1.28 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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