



Lower Brook Street, Brookvale, Basingstoke, RG21 7RP

Guide Price £325,000



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NO ONWARD CHAIN - CHEQUERS are pleased to market this railway cottage with three double bedrooms and a wealth of character and charm. The ground floor accommodation includes lounge, kitchen/dining room, bathroom with three double bedrooms arranged on the first floor. There is a gated front garden and to the rear, the garden extends to approximately 55' and enjoys a southerly aspect leading onto two off road parking spaces.

Brookvale is within a 10 minute walk of the town centre and 15 minute walk of Basingstoke main line railway station (Waterloo - approximately 45 mins). (draft particulars - awaiting vendors approval).

LOUNGE:

16' x 12'8" (4.88m x 3.86m)

Wooden front door, double glazed window, open fireplace with marble hearth, exposed floor boards, two radiators, Virgin t.v point, latched door to stairs, latched door to -

INNER LOBBY:

Radiator, tiled flooring, under stairs cupboard, stable door to garden, latched door to bathroom.

KITCHEN/DINING ROOM:

11'5" x 9'10" (3.48m x 3.00m)

Rear aspect, double glazed window, wooden work surface with double Belfast sink unit, plumbing for washing machine, appliance space, recess for double range cooker, radiator, tiled flooring. Boiler serviced September 2023

BATHROOM:

8'4" x 5'6" (2.54m x 1.68m)

Double aspect, two double glazed windows, white 'P' shaped bath with copper & brass raindrop shower head over and hand held shower, glass shower screen, low level w.c. with concealed cistern, circular wash hand basin with feature copper & brass taps, copper heated towel rail, wood effect tiled flooring.

STAIRCASE GIVES ACCESS TO LANDING:

Double glazed window, airing cupboard, access to part boarded loft space with skylight window.

BEDROOM ONE:

10'3" plus wardrobes x 9'10" (3.12m plus wardrobes x 3.00m)

Rear aspect, double glazed window, built-in triple wardrobe, radiator.

BEDROOM TWO:

12'1" max x 7'9" (3.68m max x 2.36m)

Front aspect, double glazed window, radiator, exposed floor boards.

BEDROOM THREE:

12' max x 7'9" (3.66m max x 2.36m)

Front aspect, double glazed window, feature fireplace, radiator.

GARDENS:

To the front of the property is a shingled area with inset rose bush, path to front door, mature tree and hedge borders, outside light, enclosed by low fencing and metal railings. To the rear of the property, the garden enjoys a southerly aspect and extends to approximately 55', boasting a good level of privacy, paved patio with flower and shrub borders, arch to further garden with shingled pathway, rockery and lawned area leading to decking, outside tap, enclosed by brick walling and timber fencing, gate leading to TWO OFF ROAD PARKING SPACES.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.





3 BEDROOM TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and should not be relied upon for any prospective purchase. The services, systems and appliances are to their operability or efficacy. Made with Metro3



Energy Efficiency Rating	
Current	Target
86	86
<p>Very energy efficient - lower running costs</p> <p>A 92-100</p>	
<p>B 81-91</p>	
<p>C 69-80</p>	
<p>D 55-68</p>	
<p>E 49-54</p>	
<p>F 35-48</p>	
<p>G 1-34</p>	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Target
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A 92-100</p>	
<p>B 81-91</p>	
<p>C 69-80</p>	
<p>D 55-68</p>	
<p>E 49-54</p>	
<p>F 35-48</p>	
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Not environmentally friendly - higher CO₂ emissions

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