



Rawdon Close, Old Basing, Basingstoke, RG24 7AG
Guide Price £595,000



CHEQUERS
Independent Estate Agents



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CHEQUERS are pleased to offer this well presented detached home, set in a small development of just 8 properties on the outskirts of Old Basing. The property has been well maintained over the years and is bought to the market for the first time since 2012. Viewing is recommended to appreciate all feature on offer including lounge, separate dining room, kitchen/breakfast room, utility and cloakroom, master bedroom with dressing area and en-suite, two further bedrooms, further en-suite and a family bathroom. Further benefits include a private corner plot, garage and parking. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Front door, stairs to first floor, under stairs cupboard.

CLOAKROOM:

White suite comprising low level w.c., wash hand basin, radiator.

LOUNGE:

21'2" x 12'5" (6.45m x 3.78m)

Double aspect, double glazed French doors to rear garden, feature open fireplace, radiator.

DINING ROOM:

15'6" x 9' max (4.72m x 2.74m max)

Front aspect, radiator.

KITCHEN/BREAKFAST ROOM:

15'11" x 11'7" (4.85m x 3.53m)

Rear aspect, range of eye and base level units, work surfaces, inset single drainer sink unit with mixer tap, fitted oven and hob with extractor over, integrated dishwasher, feature breakfast bar and island with cupboards below, appliance space, inset spotlights, door to -

UTILITY ROOM:

6'11" x 5'6" (2.11m x 1.68m)

Rear aspect, work surfaces with inset single drainer sink unit, cupboards below, wall mounted boiler, appliance space, radiator, door to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, eaves storage cupboard housing heat exchange system.

MASTER BEDROOM:

12'5" x 10'1" (3.78m x 3.07m)

Front aspect, radiator, access to - DRESSING AREA with built-in wardrobes, eaves storage cupboard, door to -

EN-SUITE SHOWER ROOM:

7'4" x 5'9" (2.24m x 1.75m)

Suite comprising shower cubicle, low level w.c., wash hand basin, heated towel rail, skylight window, spotlights.

BEDROOM TWO:

11'11" x 9'9" (3.38m x 2.97m)

Front aspect, radiator, door to -

EN-SUITE SHOWER ROOM:

Shower cubicle, low level w.c., wash hand basin, heated towel rail, spotlights.

BEDROOM THREE:

12' x 8'5" (3.66m x 2.57m)

Rear aspect, skylight window, radiator, built-in wardrobe and airing cupboard.

FAMILY BATHROOM:

7'4" x 5'7" max (2.24m x 1.70m max)

Modern suite comprising panel enclosed bath with mixer tap and shower attachment, shower screen, low level w.c., wash hand basin, heated towel rail, skylight window.

GARDENS:

To the front of the property is a lawned garden with borders, driveway to garage, pathway to front door. To the rear of the property is a corner plot garden, enjoying a good level of privacy, feature decking leading to lawned area, further decking with pergola, further area to side with raised vegetable plots, green house.

GARAGE:

20'2" x 9'7" (6.15m x 2.92m)

Up and over door, light and power, personal door to side.

MAINTENANCE CHARGE:

Approximately £63.00 per month for communal gardens and pump. This is via the resident owned management company.

COUNCIL TAX:

BAND E

MONEY LAUNDERING REGULATIONS:

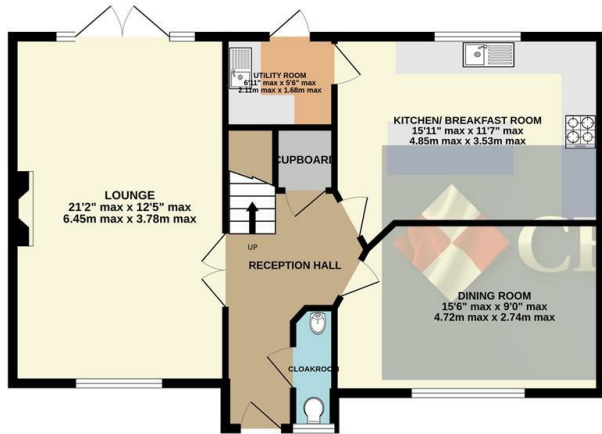
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

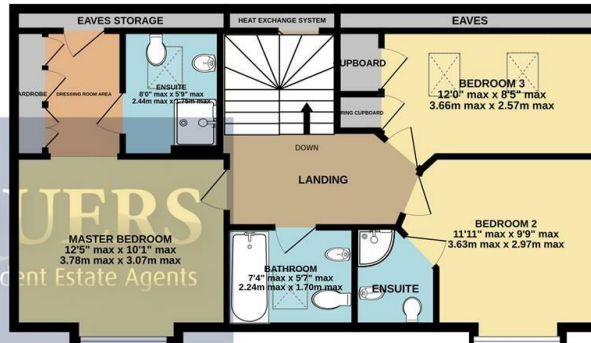
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		Current	Maximum
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs		71	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Maximum
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC



