



Grove Close, Black Dam, Basingstoke, RG21 3AS
Guide Price £250,000



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NO ONWARD CHAIN - CHEQURS are pleased to offer for sale this semi-detached bungalow, set in a Close of just a few bungalows and enjoying a convenient location close to town and the Memorial Park. Viewing is recommended to appreciate the features on offer including living room, kitchen, two bedrooms and a bathroom. Further benefits include double glazing, gas radiator heating and a garden. (draft particulars - awaiting vendors approval)

ENTRANCE PORCH:

Cloaks hanging space, radiator, archway to -

LIVING ROOM:

13'11" x 13' (4.24m x 3.96m)

Front aspect, double glazed window, arch with inset shelving, radiator, arch to -

INNER LOBBY:

Radiator, access to loft space.

KITCHEN:

7'7" x 7'6" (2.31m x 2.29m)

Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, fitted hob with oven below and extractor over, spotlights, appliance space, tiled flooring, arch to -

SIDE LOBBY:

Cupboard housing boiler, storage cupboard, door to side.

BEDROOM ONE:

10'7" x 10'1" (3.23m x 3.07m)

Front aspect, double glazed window, radiator.

BEDROOM TWO:

11'2" x 7'5" (3.40m x 2.26m)

Rear aspect, double glazed window, radiator.

BATHROOM:

8'7" max x 5'11" (2.62m max x 1.80m)

White suite comprising panel enclosed 'P' shaped bath, wash hand basin, low level w.c., heated towel rail, double glazed window.

GARDENS:

To the rear of the property is a decked area with storage, outside tap and shingled area. There is a lawned garden to the front and side of the bungalow but these are NOT owned by the property.

AGENTS NOTE:

We have been advised the solar panels on the property generate an income of approximately £1500.00 per annum. Prospective purchasers should clarify these details with their solicitor.

COUNCIL TAX:

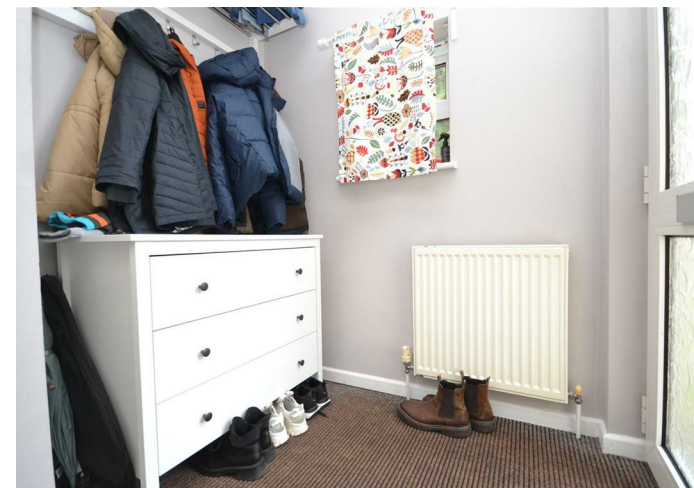
Band B

MONEY LAUNDERING REGULATIONS:

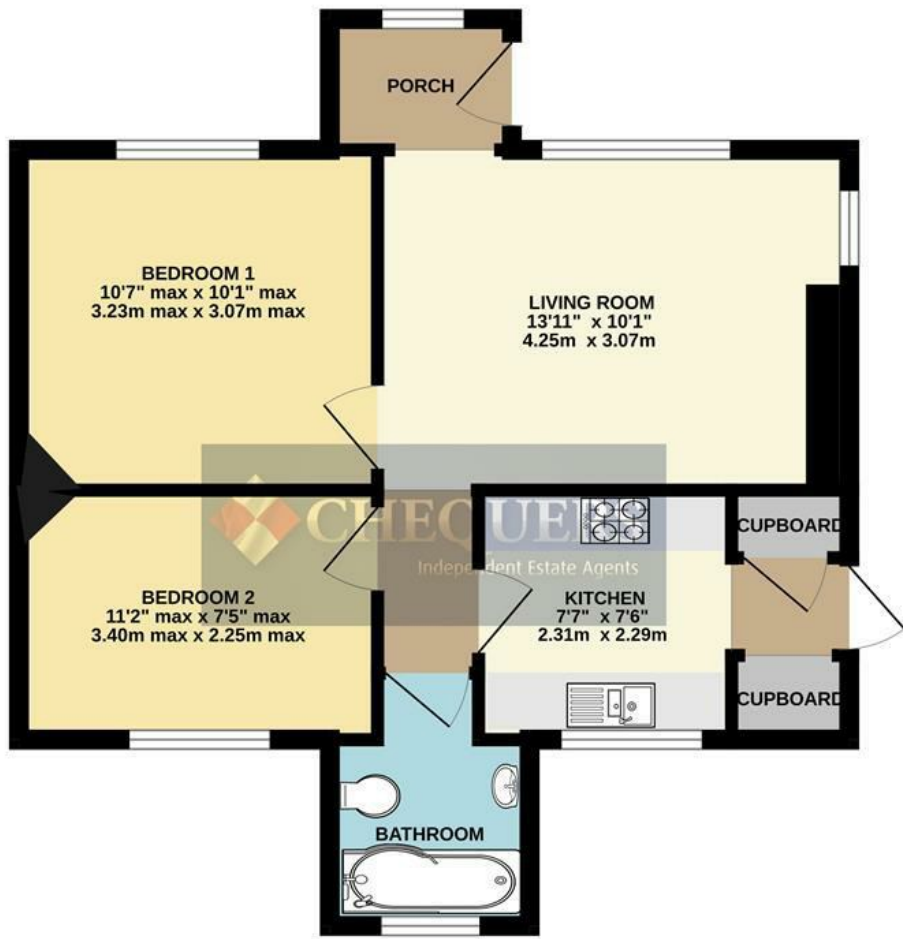
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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
476 sq.ft. (44.2 sq.m.) approx.



2 BEDROOM SEMI

TOTAL FLOOR AREA: 476 sq.ft. (44.2 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 features are taken for any omissions or mis-statements. This plan is for information only and should not be relied upon as such by prospective purchasers. The services, systems and fittings are shown as they are at the time of the survey.



Energy Efficiency Rating		Current	Target
92-100	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			
England & Wales		83	88

Environmental Impact (CO ₂) Rating		Current	Target
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property in accordance with the Property Misdescriptions Act 1991. Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, gas or electrical appliances (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.

