



Old Worting Road, Worting, Basingstoke, RG23 7AX  
Guide Price £440,000



**CHEQUERS**  
Independent Estate Agents

## Old Worting Road, Worting, Basingstoke, RG22 6NX

CHEQUERS are pleased to market this extended and well presented character semi-detached family home in a sought after location set back from Old Worting Road. The property retains many original features including panelled doors and picture rails. The ground floor offers cloakroom, lounge/dining room, fitted kitchen with separate breakfast/utility room. There are three bedrooms and a family bathroom arranged on the first floor. Further benefits include two sets of solar panels, gas radiator heating and double glazing along with a landscaped south facing rear garden with covered patio area. The property is accessed via a gravel drive, leading to the block paved driveway and a carport providing parking for several cars. Viewing is strongly recommended.

### ENTRANCE HALL:

Double glazed front door, double glazed window to side, radiator, stripped floor boards, under stairs cupboard, stairs to first floor, double doors to kitchen, door to -

### LOUNGE AREA:

12'8" into bay x 11'5" max (3.86m into bay x 3.48m max)  
Front aspect, double glazed bay window, brick open fireplace with tiled hearth, radiator, Virgin t.v point, open plan to -

### DINING AREA:

12'4" x 10'6" (3.76m x 3.20m)  
Rear aspect, double glazed French doors to garden, radiator, serving hatch from kitchen.

### KITCHEN:

12'10" x 6'10" (3.91m x 2.08m)  
Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces, inset 1.5 bowl sink unit with water softener, plumbing for dishwasher, appliance space, display shelving, laminate flooring, square archway to -

### BREAKFAST/UTILITY ROOM:

13' x 6'9" (3.96m x 2.06m)  
Double aspect, double glazed windows, range of eye and base level units, work surfaces, breakfast bar, radiator, plumbing for washing machine, appliance space, laminate flooring, door to garden, door to -

### CLOAKROOM:

6'10" x 3'9" (2.08m x 1.14m)  
Double aspect, double glazed windows, low level w.c., pedestal wash hand basin, radiator, laminate flooring, wall mounted cupboard housing boiler, extractor fan.

### STAIRCASE GIVES ACCESS TO LANDING:

Double glazed window, access to boarded and insulated loft space with ladder, light and shelving.

### BEDROOM ONE:

13'5" into bay x 11' max (4.09m into bay x 3.35m max)  
Front aspect, double glazed window, radiator, t.v point, range of fitted wardrobes and drawers.

### BEDROOM TWO:

12'5" max x 12'5" max (3.78m max x 3.78m max)  
Rear aspect, double glazed window, radiator, fitted wardrobes.

### BEDROOM THREE:

7'4" x 6'6" (2.24m x 1.98m)  
Front aspect, double glazed window, radiator, telephone point and broadband facility.

### FAMILY BATHROOM:

8'4" x 6'9" max (2.54m x 2.06m max)  
Rear and side aspect, double glazed windows, panel enclosed bath with electric shower over, low level w.c., vanity unit with inset wash hand basin and cupboard below, built-in linen cupboard with hot water tank, radiator.

### GARDENS:

To the front of the property is a blocked paved driveway for 3 - 4 cars leading to car port with power point, wood store and access to the rear garden, shaped flower and shrub borders. To the rear of the property the garden enjoys a southerly aspect, part covered paved patio leading to lawned area with mature and well stocked flower and shrub borders, wood stores, garden sheds, further block paved area, water butts, outside tap and power point, enclosed to all boundaries.

### AGENTS NOTE:

There are two sets of solar panels - 1 heats the hot water the other services the electricity. Excess electricity generated is currently bought by the National Grid at approximately £355.00 per annum based on the average for past 3 years. Prospective purchasers should clarify these details with their solicitor.

Where a property has been extended or altered, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.

### 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.

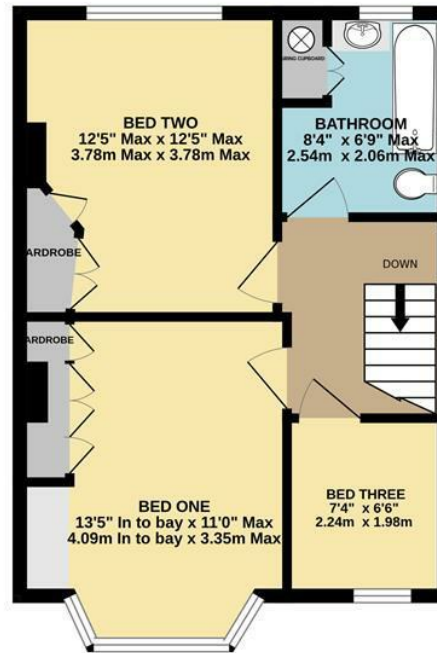
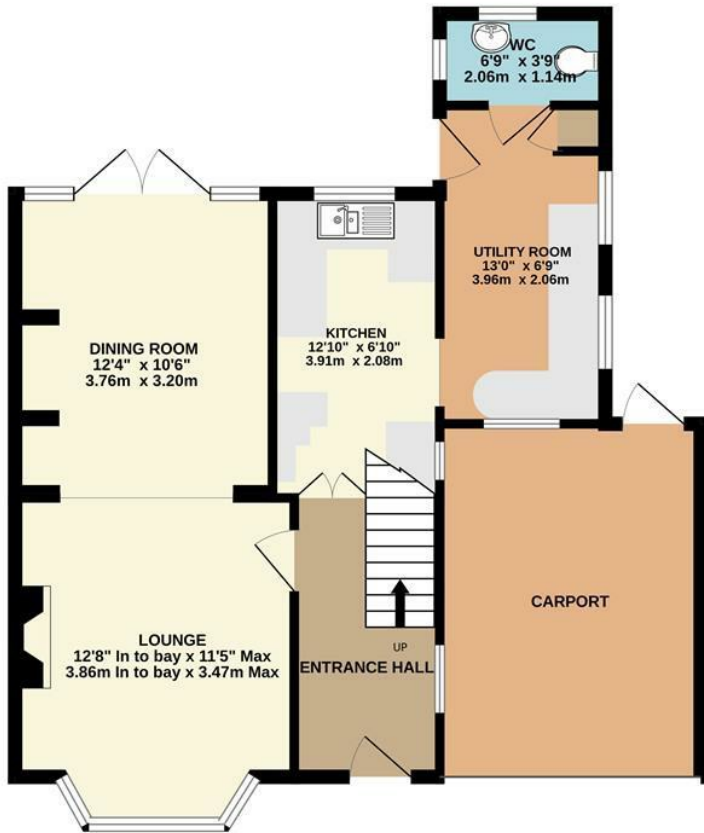
### REFERRALS:

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.



GROUND FLOOR

1ST FLOOR



3 BEDROOM SEMI-DETACHED

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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