



Queens Road, Brookvale, Basingstoke, RG21 7RF
Guide Price £360,000



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CHEQUERS are delighted to market this charming 3 bedroom Victorian terraced home, set in the popular Brookvale area of the town centre. The property retains much character including a log burner in the lounge, stripped floor boards, refurbished sash windows and a brick chimney breast in the master bedroom. The accommodation includes two reception rooms, modern kitchen, 3 well proportioned bedrooms and a family bathroom. Further benefits include gas radiator heating and a rear garden enjoying a westerly aspect.

ENTRANCE HALL:

Double glazed front door, radiator, stairs to first floor, under stairs cupboard, laminate flooring.

LOUNGE:

14'3" into bay x 10'10" (4.34m into bay x 3.30m)

Front aspect, sash bay window, feature open fireplace with log burner, radiator, corniced ceiling.

DINING ROOM:

10'9" x 8'9" (3.28m x 2.67m)

Rear aspect, sash window, radiator, built-in storage cupboards.

KITCHEN:

16'4" x 9'5" (4.98m x 2.87m)

Side aspect sash window, double glazed French doors to garden, range of eye and base level units, wooden work surfaces, tiled surrounds, inset double Butler sink with mixer tap, inset gas hob with oven below, plumbing for washing machine, appliance space, radiator, inset spotlights.

STAIRCASE GIVES ACCESS TO LANDING:

Stripped floor boards, access to insulated loft space, storage cupboard.

BEDROOM ONE:

14'4" x 11'10" (4.37m x 3.61m)

Front aspect, twin sash windows with shutters, exposed brick fireplace, stripped floor boards, radiator.

BEDROOM TWO:

10'9" x 8'10" (3.28m x 2.69m)

Rear aspect, sash window, feature cast iron fireplace, built-in storage cupboard, radiator.

BEDROOM THREE:

9'7" max x 9'6" (2.92m max x 2.90m)

Rear aspect, sash window, stripped floor boards, airing cupboard, fitted cupboard.

BATHROOM:

6'4" x 5'6" (1.93m x 1.68m)

Side aspect, double glazed window, white suite comprising panel enclosed bath with shower over, pedestal wash hand basin with cupboard below, low level w.c., chrome heated towel rail, tiled surrounds, inset spotlights,

GARDENS:

To the front of the property is a shingled garden with low brick wall, wrought iron gate, tiled pathway to front door. To the rear of the property is a paved patio, raised borders, flower and shrub beds, garden shed, enjoying a westerly aspect, enclosed by timber fencing, side gate to pathway leading to front.

COUNCIL TAX:

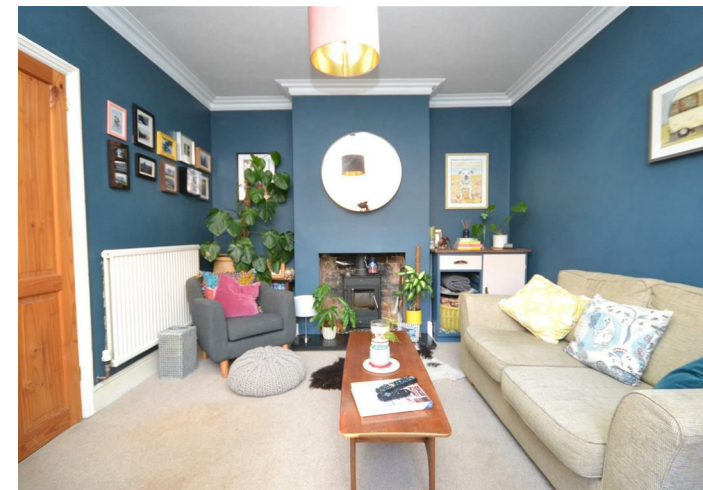
Band C

MONEY LAUNDERING REGULATIONS:

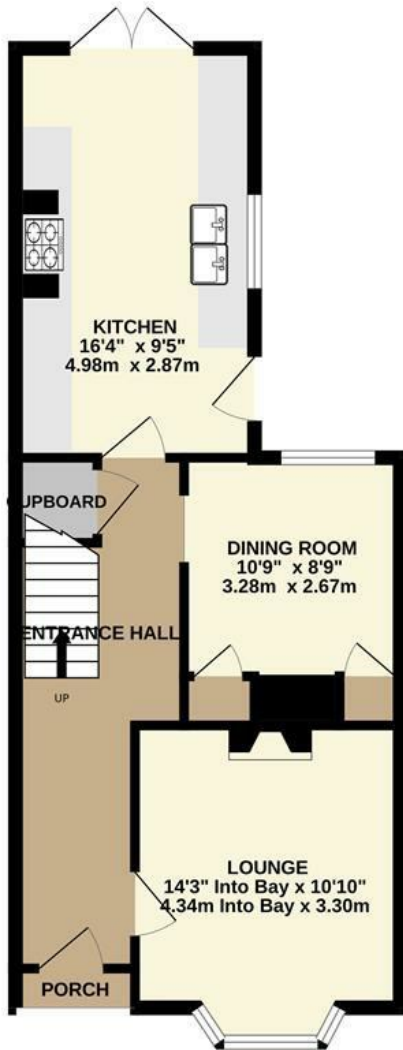
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 TERRACED

Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, rooms and any other items are approximate. This plan is for illustrative purposes only and should not be relied upon for any legal or financial purpose. The services, systems and appliances are to be confirmed by the prospective purchaser. The services, systems and appliances are to be confirmed by the prospective purchaser as to their operability or efficiency. Made with Metropix



Energy Efficiency Rating	
Current	Target
85	85
82-84	82-84
79-81	79-81
76-78	76-78
73-75	73-75
70-72	70-72
67-69	67-69
64-66	64-66
61-63	61-63
58-60	58-60
55-57	55-57
52-54	52-54
49-51	49-51
46-48	46-48
43-45	43-45
40-42	40-42
37-39	37-39
34-36	34-36
31-33	31-33
28-30	28-30
25-27	25-27
22-24	22-24
19-21	19-21
16-18	16-18
13-15	13-15
10-12	10-12
7-9	7-9
4-6	4-6
1-3	1-3
0	0

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Target
85	85
82-84	82-84
79-81	79-81
76-78	76-78
73-75	73-75
70-72	70-72
67-69	67-69
64-66	64-66
61-63	61-63
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13-15	13-15
10-12	10-12
7-9	7-9
4-6	4-6
1-3	1-3
0	0

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