



Seymour Road, Berg Estate, Basingstoke, RG22 6LY  
**Guide Price £400,000**



**CHEQUERS**  
Independent Estate Agents

## Seymour Road, Berg Estate, Basingstoke, RG22 6LY

NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this extended three bedroom detached bungalow, enjoying a generously sized plot and located on the popular Berg Estate. The property offers flexible accommodation and whilst requiring some modernisation, there is great potential on offer - lounge, dining area, kitchen/breakfast room, conservatory, three bedrooms and a shower room. Further benefits include garage on site and gas radiator heating. (draft particulars - awaiting vendors approval)

### ENTRANCE HALL:

Storage cupboard, access to loft space, door to -

### LOUNGE:

16'1" x 11'2" (4.90m x 3.40m)

Side aspect, radiator, feature fireplace, wall light points, open to -

### DINING AREA:

11'3" x 7'4" (3.43m x 2.24m)

Rear aspect, sliding patio doors to garden, radiator.

### KITCHEN/BREAKFAST ROOM:

13'4" x 9'10" (4.06m x 3.00m)

Side aspect, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, fitted oven and hob with extractor over, appliance space, integrated fridge and freezer, door to -

### CONSERVATORY:

Rear aspect, radiator, tiled flooring, double doors to garden.

### BEDROOM ONE:

10'11" x 10'11" (3.33m x 3.33m)

Front aspect, double glazed window, radiator.

### BEDROOM TWO:

11' x 6'11" (3.35m x 2.11m)

Side aspect, double glazed window, radiator.

### BEDROOM THREE:

8'11" x 6'9" (2.72m x 2.06m)

Front aspect, double glazed window, radiator.

### SHOWER ROOM:

Suite comprising shower cubicle, pedestal wash hand basin, low level w.c., tiled surrounds, tiled flooring, radiator, spotlights, side aspect.

### GARAGE:

With up and over door.

### GARDENS:

To the front of the property are double gates leading to a block paved area leading onto garage, dwarf retaining wall. To the rear of the property is a generously sized plot, patio leading to lawned area, shrub borders, garden shed, greenhouse. To the side of the bungalow is a patio area with timber shed, gate to front.

### AGENTS NOTE:

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.

### MONEY LAUNDERING REGULATIONS:

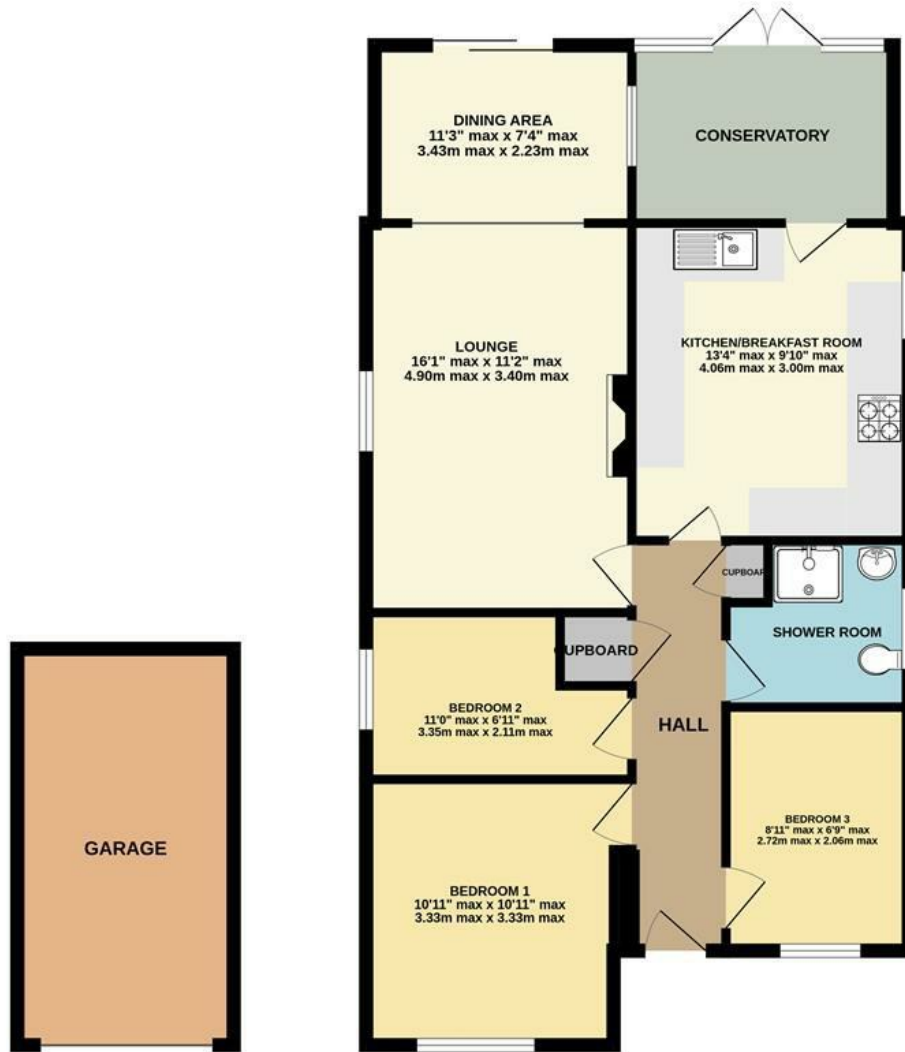
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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  
1002 sq.ft. (93.0 sq.m.) approx.



3 BEDROOM DETACHED

TOTAL FLOOR AREA: 1002 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other features are taken for information only and should not be relied upon for any prospective purchaser. The services, specifications and materials are subject to change without notice.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
92-100 (A)	1-10 (G)
81-91 (B)	
69-80 (C)	
55-68 (D)	
49-54 (E)	
35-48 (F)	
21-34 (G)	

Current: 84

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
92-100 (A)	1-10 (G)
81-91 (B)	
69-80 (C)	
55-68 (D)	
49-54 (E)	
35-48 (F)	
21-34 (G)	

England & Wales EU Directive 2002/91/EC

