



Culver Road, Kings Furlong, Basingstoke, RG21 3LT
Guide Price £325,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this four bedroom home enjoying a popular location within easy access of local shops and amenities. The property offers flexible accommodation including cloakroom, lounge, dining room, kitchen, rear lobby/storage area, four bedrooms and a family bathroom. Further benefits include double glazing, gas radiator heating and a generously sized rear garden. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Door to dining room, door to -

CLOAKROOM:

Low level w.c., wash hand basin, tiled splash back, double glazed window.

DINING ROOM:

13'10" x 13'2" max (4.22m x 4.01m max)

Front aspect, double glazed window, radiator, storage cupboard, stairs to first floor, stairs to lower hallway, access to -

KITCHEN:

13'1" x 5'9" (3.99m x 1.75m)

Front aspect, double glazed window, range of eye and base level units, work surfaces, inset single drainer sink unit with mixer tap, cooker point, appliance space, tiled surrounds.

LOWER HALLWAY:

Under stairs cupboard, doors lounge and rear lobby/storage area.

LOUNGE:

13'5" x 10'5" (4.09m x 3.18m)

Rear aspect, double glazed window, radiator.

REAR LOBBY/STORAGE AREA:

8' x 6' (2.44m x 1.83m)

Wall mounted boiler, glazed door to rear garden.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Stairs to second floor.

BEDROOM TWO:

13'7" max x 0'4" (4.14m max x 0.10m)

Rear aspect, double glazed window, radiator.

BEDROOM FOUR:

8'11" x 7'2" (2.72m x 2.18m)

Rear aspect, radiator.

SECOND FLOOR LANDING:

Airing cupboard.

BEDROOM ONE:

13'2" x 10'7" (4.01m x 3.23m)

Front aspect, double glazed window, radiator, wardrobes.

BEDROOM THREE:

10'2" x 8'11" (3.10m x 2.72m)

Rear aspect, double glazed window, radiator.

BATHROOM:

6'6" x 5'5" (1.98m x 1.65m)

Suite comprising panel enclosed bath with shower over, shower screen, low level w.c., wash hand basin, tiled surrounds, double glazed window, radiator.

GARDENS:

To the front of the property is a hardstanding area enclosed by mature hedge, pathway to the front door, storage cupboard. To the rear of the property is an enclosed garden, patio leading to lawned area, rear gate access, garden shed.

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:

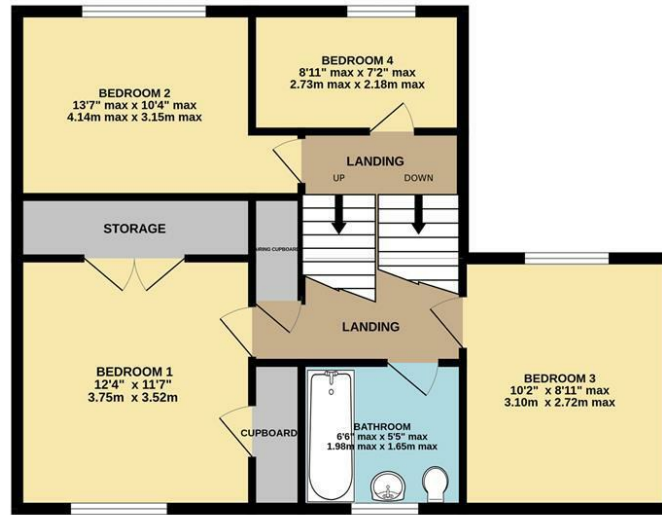
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



4 BEDROOM

TOTAL FLOOR AREA : 1232 sq.ft. (114.4 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	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-64	D		
49-54	E		
41-48	F		
31-39	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-64	D		
49-54	E		
41-48	F		
31-39	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

