



Lyn Court, Eastrop, Basingstoke, RG21 4PY
Guide Price £285,000



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CHEQUERS are pleased to offer this three bedroom end of terrace house, situated on the popular Eastrop area of the town centre. The property offers well balanced accommodation including living room, kitchen with appliances, utility room, three bedrooms and a family bathroom. Further benefits include garage on site, gardens and shingled off street parking. (draft particulars - awaiting vendors approval)

ENTRANCE PORCH:

Meter cupboard, door to -

ENTRANCE LOBBY:

Stairs to first floor, radiator, wall mounted heating thermostat, door to -

LIVING ROOM:

23'8" x 12'3" max, 7'4" min (7.21m x 3.73m max, 2.24m min)

Double aspect, double glazed windows to front and rear, feature fireplace, radiator, under stairs cupboard, door to -

KITCHEN:

8'5" max x 7'9" (2.57m max x 2.36m)

Range of eye and base level units, work surfaces, fitted hob with extractor over, fitted double oven with cupboards above and below, inset sink unit with mixer taps, integrated dishwasher, fridge and freezer, tiled surrounds, door to -

REAR LOBBY/UTILITY ROOM:

Work surface with appliance space below, double glazed door to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard.

BEDROOM ONE:

13'3" x 9' (4.04m x 2.74m)

Front aspect, double glazed window, radiator, built-in wardrobe and storage cupboard.

BEDROOM TWO:

9' x 8'5" (2.74m x 2.57m)

Rear aspect, double glazed window, radiator, built-in cupboard.

BEDROOM THREE:

9'9" x 6'3" (2.97m x 1.91m)

Front aspect, double glazed window, radiator, storage cupboard.

BATHROOM:

Suite comprising panel enclosed bath with mixer tap, shower over and shower screen, vanity unit with inset wash hand basin and low level w.c., tiled surrounds, heated towel rail.

GARDENS:

To the front of the property is a lawned garden with shrub borders, pathway to the front door. The rear garden enjoys a private aspect, laid to lawn with pathway to shingled hard standing which is accessed via double swing gates, personal door to garage.

GARAGE:

Set in the rear garden with up and over door.

COUNCIL TAX:

BAND - C

MONEY LAUNDERING REGULATIONS:

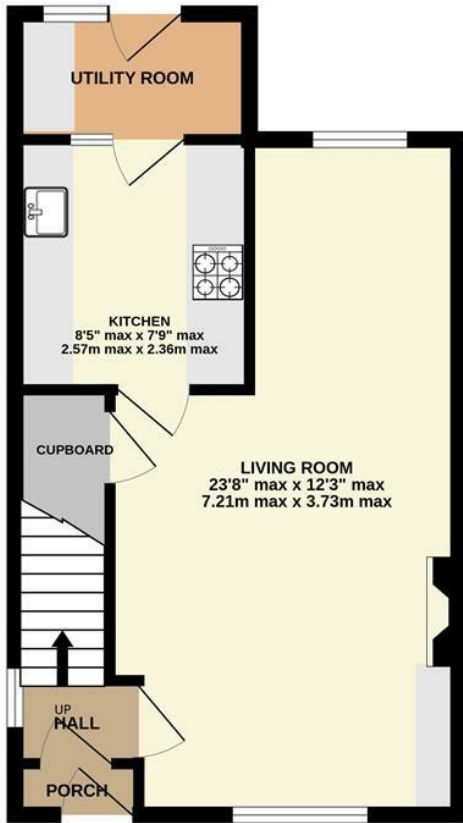
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

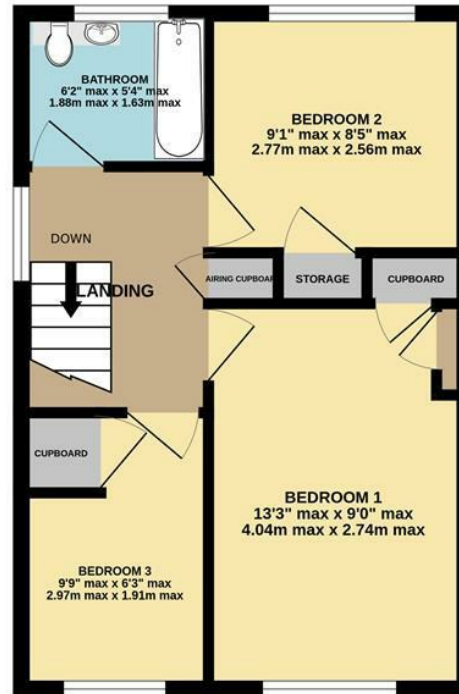
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



3BEDROOM END

TOTAL FLOOR AREA: 769 sq.ft. (71.4 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	
Very energy efficient - lower running costs	Current
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 EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A	
81-91 B	
69-80 C	
55-68 D	
39-54 E	
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1-20 G	
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