



Dunsford Crescent, Clarke Estate area, Basingstoke, RG23 8HN
Guide Price £385,000



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NO ONWARD CHAIN - CHEQUERS are pleased to market this character three bedroom semi-detached home, set in a sought after location with good access to local amenities. In need of modernisation, the accommodation includes lounge, kitchen/dining room, three bedrooms and a shower room. The property benefits from double glazing and gas radiator heating. Externally there is driveway parking for 3 - 4 cars leading to the garage and a well maintained rear garden. (draft particulars - awaiting vendors approval)

ENTRANCE PORCH:

Double glazed front door, double glazed window, radiator, open to -

ENTRANCE LOBBY:

Stairs to first floor, doors to lounge and kitchen/dining room.

LOUNGE:

15' x 12' (4.57m x 3.66m)

Double aspect, double glazed windows to front and rear, feature fireplace with gas fire, radiator, t.v aerial point.

KITCHEN/DINING ROOM:

18'1" max x 14'11" max (5.51m max x 4.55m max)

Triple aspect, double glazed windows to front, side and rear, range of eye and base level units, inset sink unit, cooker space with extractor hood over, plumbing for washing machine, appliance space, wall mounted gas fired boiler, radiator, open to dining area with two radiators, under stairs cupboard, door to -

REAR LOBBY:

Door to rear garden, door to -

CLOAKROOM:

Low level w.c., corner wash hand basin, double glazed window.

STAIRCASE GIVES ACCESS TO LANDING:

Airing cupboard, radiator, access to part boarded loft with ladder.

BEDROOM ONE:

10'10" + wardrobes x 9'7" (3.30m + wardrobes x 2.92m)

Front aspect, double glazed window, two built-in double wardrobe, radiator.

BEDROOM TWO:

12' x 9'5" (3.66m x 2.87m)

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

BEDROOM THREE:

9'4" x 8'7" (2.84m x 2.62m)

Side aspect, double glazed window, radiator, some restricted head height.

SHOWER ROOM:

9'1" x 5'1" (2.77m x 1.55m)

Rear aspect, double glazed window, coloured suite comprising shower cubicle, low level w.c., pedestal wash hand basin, light/shaver point, tiled surrounds, radiator, extractor fan.

GARDENS:

To the front of the property is a lawned garden with pathway to the front, driveway with parking for 3 - 4 cars leading to the garage, side gate access. To the rear of the property is a patio leading to lawned area with mature borders and trees, garden shed, personal door to garage.

GARAGE:

18'6" x 11'4" (5.64m x 3.45m)

Up and over door, light and power, rear aspect window, double glazed door to garden.

MONEY LAUNDERING REGULATIONS:

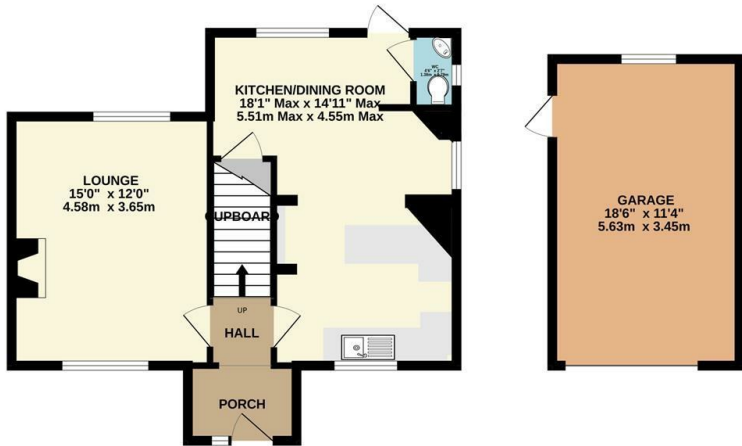
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

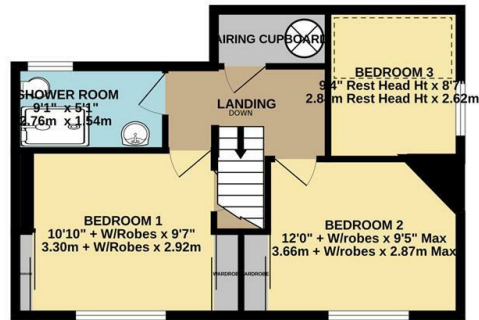
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



3 BED SEMI-DETACHED

TOTAL FLOOR AREA : 1143 sq.ft. (106.2 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	Maximum
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			
		82	62
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Maximum
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	

