



Ash Grove, Old Basing, Basingstoke, RG24 7JT
Guide Price £425,000



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CHEQUERS are proud to offer for sale this generously sized three bedroom bungalow, set on the heart of the popular village of Old Basing. The property has been extended over the years and offers accommodation of entrance hall, modern fitted kitchen, living room, conservatory, study, three bedrooms and a 4 piece bathroom suite. Further benefits include double glazing, gas radiator heating, garage and a well presented garden. (draft particulars- awaiting vendors approval)

ENTRANCE PORCH:

Radiator, wall mounted boiler, glazed door to -

ENTRANCE HALL:

Radiator, bi-fold doors to conservatory, storage cupboard, airing cupboard, access to loft space, square arch to -

KITCHEN:

13'6" x 6'8" (4.11m x 2.03m)

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

LIVING ROOM:

25'5" x 11' (7.75m x 3.35m)

Rear and side aspect, feature log burner, wall light points, spotlights, feature radiator, bi-fold doors to -

CONSERVATORY:

22'2" max x 9'8" max (6.76m max x 2.95m max)

Double glazed with French doors to garden, tiled flooring, door to -

STUDY:

9'6" x 8'6" (2.90m x 2.59m)

Rear aspect, laminate flooring, storage cupboards.

BEDROOM ONE:

11'4" x 10'1" (3.45m x 3.07m)

Rear aspect, radiator, built-in wardrobe, spotlights.

BEDROOM TWO:

11'1" x 9'6" (3.38m x 2.90m)

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

BEDROOM THREE:

11' x 7'10" (3.35m x 2.39m)

Rear aspect, double glazed window, radiator.

BATHROOM:

Luxury 4 piece suite comprising corner bath with mixer tap and shower attachment, shower cubicle, wash hand basin, low level w.c., chrome heated towel rail, tiled flooring, tiled surrounds, spotlights.

GARAGE:

Up and over door.

GARDENS:

To the front of the property is a lawned garden with driveway leading to the garage and access to the front door. To the rear of the property is an enclosed garden enjoying a private aspect, feature patio leading to lawned area, feature pergola mature hedge row, outside tap, rear gate access.

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:

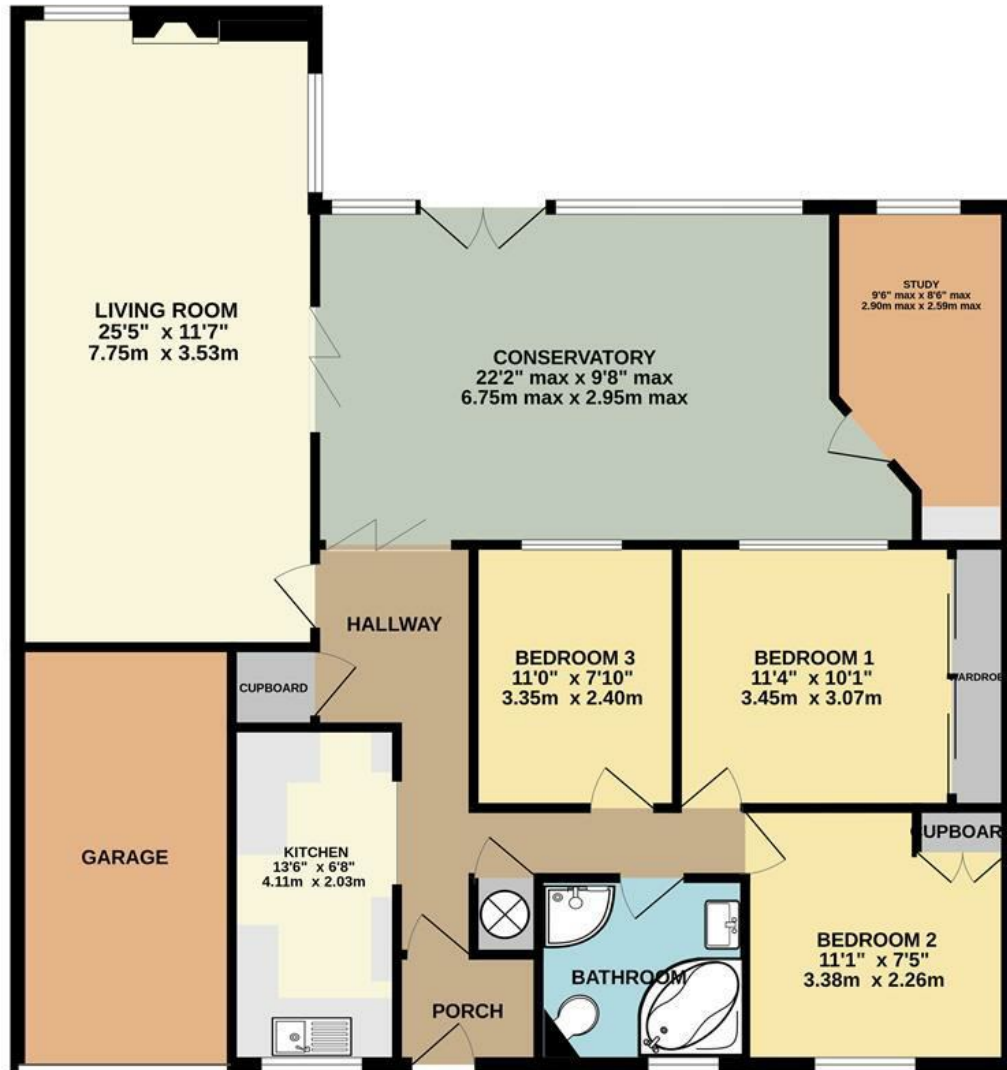
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



Whilst every attempt has been made to ensure the accuracy of the information contained in this plan, the purchaser should verify the same by reference to the actual property. The services, systems and fixtures are shown as to their approximate location only.



Energy Efficiency Rating	
Current	Potential
85	85
They are energy efficient - lower running costs Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
They are environmentally friendly - lower CO ₂ emissions Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

