

Widmore Road, Berg Estate, Basingstoke, RG22 6LB

NO ONWARD CHAIN - CHEQUERS are delighted to market this well presented detached bungalow located on the popular Berg Estate. The accommodation comprises living room with feature fireplace, kitchen, conservatory, two bedrooms and a bathroom. Eternally, to the rear is a landscaped garden enjoying a private aspect and to the front, parking for several cars leading to a car-port plus extra hard standing for caravan or motor home.

ENTRANCE PORCH:

6'10" x 6'9" (2.08m x 2.06m)

Double glazed bow window, laminate flooring, double glazed door to -

ENTRANCE HALL:

Access to loft space, radiator.

LIVING ROOM:

19'4" x 12'1" (5.89m x 3.68m)

Triple aspect, double glazed bow window to front, twin double glazed windows to side, double glazed sliding patio doors to rear garden, feature fireplace with brick hearth and surrounds, Sky tv point, two radiators.

KITCHEN:

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

Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces, inset sink unit, fitted hob with extractor over, fitted double oven with cupboards above and below, plumbing for washing machine and slim line dishwasher, appliance space, laminate flooring, inset spotlights, door to -

CONSERVATORY:

13'1" x 6'4" (3.99m x 1.93m)

Dwarf brick wall and double glazing, radiator, laminate flooring, double glazed French doors to garden.

BEDROOM ONE:

12'3" x 11'7" (3.73m x 3.53m)

Front aspect, double glazed bow window, built-in bedroom furniture with over bed storage, beside cabinets, radiator.

BEDROOM TWO:

13'5" max x 8'8" (4.09m max x 2.64m)

Set up with office space, radiator, double glazed doors to conservatory.

BATHROOM:

8'8" x 5'4" (2.64m x 1.63m)

Side aspect, double glazed window, suite comprising panel enclosed bath, power shower over, folding shower screen, vanity unit with inset wash hand basin and w.c., fitted cupboards, chrome heated towel rail.

GARDENS:

To the front of the property is a shingle area with mature shrubs, driveway parking leading to car port. To the rear of the property is a landscaped garden, Indian sandstone patio leading to shingled area, well stocked flower and shrub borders, two sheds, pergola, brick built barbecue, enclosed by panelled fencing, gated access to both sides of the property, outside light and tap.

COUNCIL TAX:

Band D

MONEY LAUNDERING REGULATIONS:

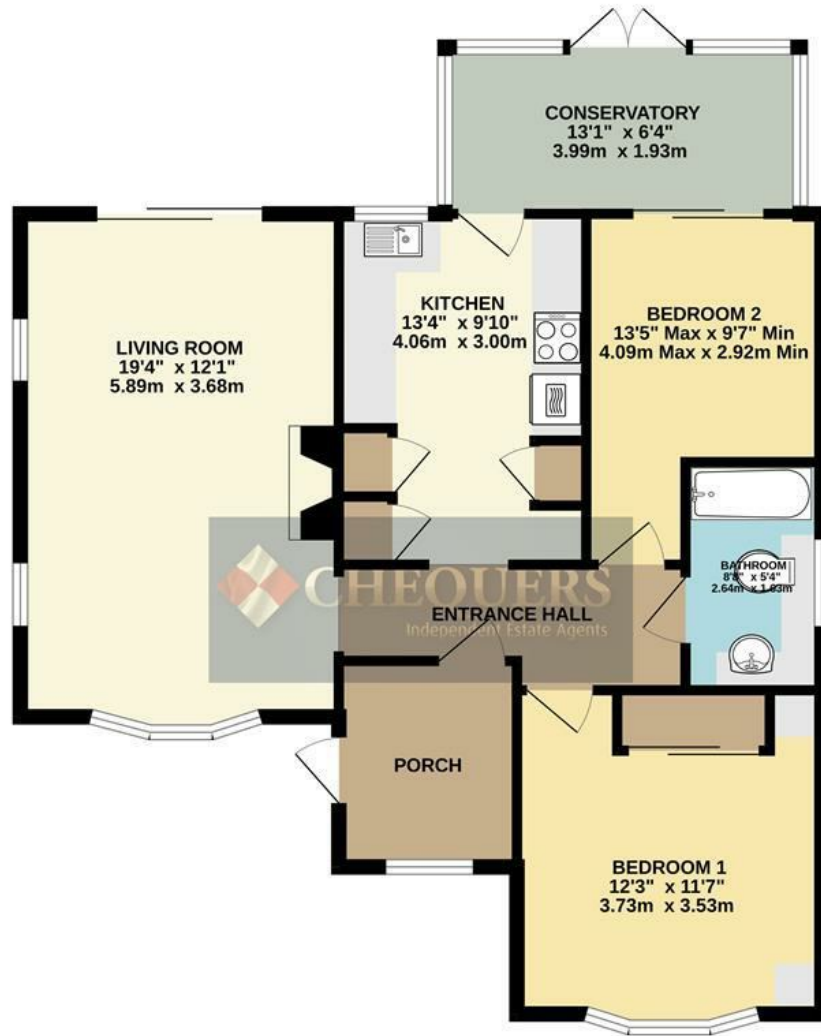
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



2 BEDROOM DETACHED BUNGALOW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and omission or mis-statement. The responsibility is that of the prospective purchaser. The seller should be used if been tested.



| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| A (92-100) | 88 |
| B (81-91) | |
| C (69-80) | 73 |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |

Not 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 |
| A (92-100) | |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |

Very environmentally friendly - lower CO₂ emissions
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

