



Pentland Close, Buckskin, Basingstoke, RG22 5BQ
Guide Price £270,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer this end of terrace home. in a popular location Whilst requiring some updating, the accommodation includes lounge, dining room conservatory, shower room, kitchen, three bedrooms and a family bathroom. The property benefits from an enclosed garden with a south westerly aspect. (draft particulars - awaiting vendors approval)

Covered entrance porch, storage cupboard, double glazed front door to -

ENTRANCE HALL:

Radiator, laminate flooring, coved ceiling.

SHOWER ROOM:

Low level w.c., wash hand basin, tiled shower cubicle, radiator.

DINING ROOM:

12'5" x 9'1" (3.78m x 2.77m)

Front aspect, stairs to first floor, under stairs cupboard, laminate flooring, door to lounge, open to kitchen.

KITCHEN:

12'11" x 7'9" (3.94m x 2.36m)

Rear aspect, range of eye and base level units, single drainer sink unit with mixer tap, roll edged work surfaces, tiled surrounds, fitted oven and hob with extractor over, plumbing for washing machine, appliance space, wall mounted boiler, door to rear garden.

SITTING ROOM:

15'6" x 10'3" (4.72m x 3.12m)

Rear aspect, radiator, t.v aerial point, telephone point, sliding patio doors to -

CONSERVATORY:

12'2" x 9'8" (3.71m x 2.95m)

Tiled flooring, patio doors to garden.

STAIRS TO FIRST FLOOR LANDING:

Radiator, access to loft space.

BEDROOM ONE:

12'5" x 8'3" (3.78m x 2.51m)

Rear aspect, radiator, airing cupboard, built-in wardrobes.

BEDROOM TWO:

12'7" x 9'6" (3.84m x 2.90m)

Front aspect, built-in wardrobe, radiator.

BEDROOM THREE:

9'5" x 6'7" (2.87m x 2.01m)

Front aspect, radiator, storage cupboard.

FAMILY BATHROOM:

Rear aspect, white suite comprising panel enclosed bath, low level w.c., wash hand basin with cupboard below, tiled surrounds, radiator.

GARDENS:

The front garden is enclosed by low walling, pathway to the front door. To the rear of the property is a paved patio, outside tap, lawned area with ornamental pond, large timber shed, side gate access.

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
544 sq.ft. (50.5 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



3 BEDROOM END TERRACE

TOTAL FLOOR AREA: 1009 sq.ft. (93.8 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	Target
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not energy efficient - higher running costs			
		85	72
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

