



Lower Brook Street, Brookvale, Basingstoke, RG21 7RP
Guide Price £325,000



CHEQUERS
Independent Estate Agents

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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this three bedroom mid terraced house, situated on the outskirts of the popular Brookvale area of the town centre offering a convenient location close to local shops and amenities as well as Festival Place and the mainline railway station. The property has well balanced accommodation include lounge, dining room, kitchen, three bedrooms and shower room. Further benefits include double glazing, gas radiator heating and gardens. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Stairs to first floor, radiator.

DINING ROOM

12'1" x 11'8" (3.68m x 3.56m)

Front aspect, double glazed window, feature fireplace, picture rail, radiator.

LOUNGE:

13'3" x 10'9" (4.04m x 3.28m)

Rear aspect, double glazed window, radiator, feature fireplace, picture rail.

KITCHEN:

10'3" x 6'10" (3.12m x 2.08m)

Rear aspect, modern fitted kitchen comprising range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, built-in oven and hob with extractor over, appliance space, breakfast bar, glazed door to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

BEDROOM ONE:

13'5" x 11'9" (4.09m x 3.58m)

Rear aspect, double glazed window, cupboard housing boiler, built-in storage cupboard, picture rail, radiator.

BEDROOM TWO:

12'1" x 11'3" (3.68m x 3.43m)

Front aspect, double glazed window, radiator, picture rail, built-in storage cupboard.

BEDROOM THREE:

6'11" x 6'10" (2.11m x 2.08m)

Front aspect, double glazed window, radiator, picture rail.

SHOWER ROOM:

10'1" x 5'11" (3.07m x 1.80m)

Rear aspect, double shower cubicle, wash hand basin, low level w.c., radiator, tiled surrounds, airing cupboard.

GARDENS:

To the front of the property is a lawned garden with mature hedging, pathway to the front door. The garden to the rear enjoys a private aspect, laid to lawn with mature borders.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

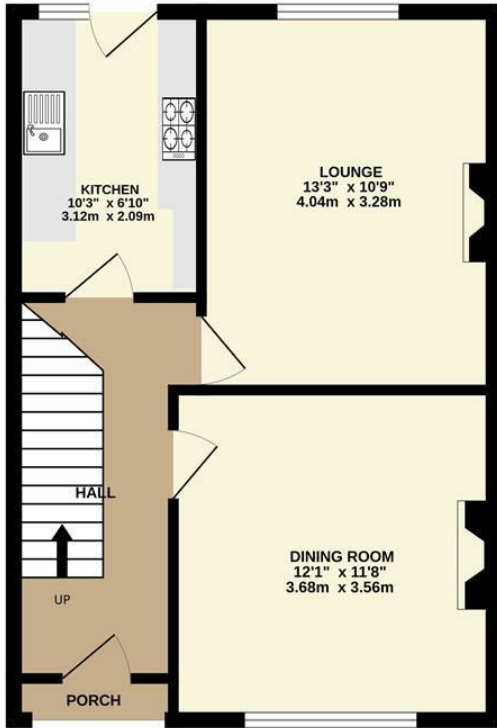
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REGULATIONS:

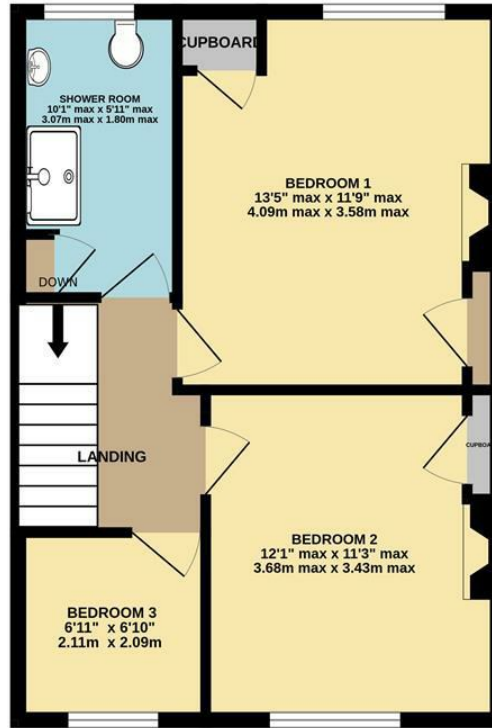
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



3 BEDROOM MID TERRACE

TOTAL FLOOR AREA : 898 sq.ft. (83.4 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	
Current	Potential
Very energy efficient - lower running costs 92-100 A	86 70
85-91 B	
69-84 C	
55-68 D	
39-54 E	
21-38 F	
1-20 G	
Not energy efficient - higher running costs	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions 92-100 A	86 70
85-91 B	
69-84 C	
55-68 D	
39-54 E	
21-38 F	
1-20 G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	

Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property in accordance with the Property Misdescriptions Act 1991. Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, gas or electrical appliances (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.

