



Hewitt Road, Marnel Park, Basingstoke, RG24 9FL
Guide Price £365,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer this town house situated on the popular Marnel Park development. The property offers generously sized accommodation arranged over 3 floors include cloakroom, living room, kitchen, conservatory, three bedrooms, en-suite shower room and family bathroom. Further benefits include garage, parking and EV charging point and an enclosed rear garden. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Stairs to first floor.

CLOAKROOM:

Low level w.c., wash hand basin, radiator.

KITCHEN:

11'8" x 6' (3.56m x 1.83m)

Front aspect, double glazed window, range of eye and base level units, single drainer sink unit, water softener, roll edged work surfaces, fitted oven and hob with extractor over, appliance space, wall mounted boiler (2 years old), spotlights.

LIVING ROOM:

16'2" x 13' (4.93m x 3.96m)

Double glazed French doors to conservatory, radiator, under stairs cupboard.

CONSERVATORY:

12'10" x 9'9" (3.91m x 2.97m)

Double glazed French doors to rear garden.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Stairs to second floor.

BEDROOM TWO:

13'2" x 9'6" (4.01m x 2.90m)

Rear aspect, double glazed window, double wardrobe, radiator.

BEDROOM THREE:

13'1" x 8'9" (3.99m x 2.67m)

Front aspect, double glazed window, radiator.

STAIRS TO SECOND FLOOR LANDING:

Storage cupboard, door to -

MASTER BEDROOM:

13'4" x 9' min (4.06m x 2.74m min)

Front aspect, double gazed window, radiator, door to -

EN-SUITE SHOWER ROOM:

Suite comprising shower cubicle, low level w.c., pedestal wash hand basin, radiator, sky light window.

GARAGE:

Up and over door.

GARDENS:

To the front of the property is a shingled area, pathway to the front door. To the rear of the property is a patio leading to artificial lawn, outside tap, side gate leading to garage and parking.

COUNCIL TAX:

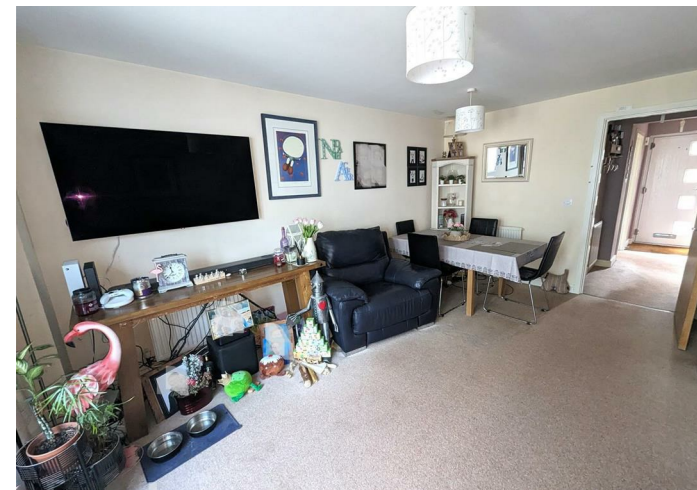
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MONEY LAUNDERING REGULATIONS:

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:

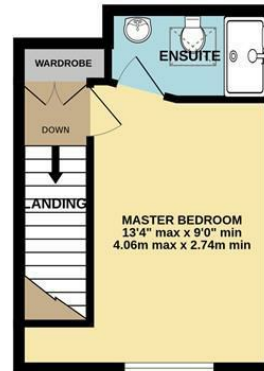
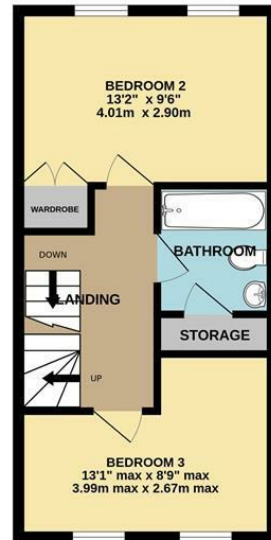
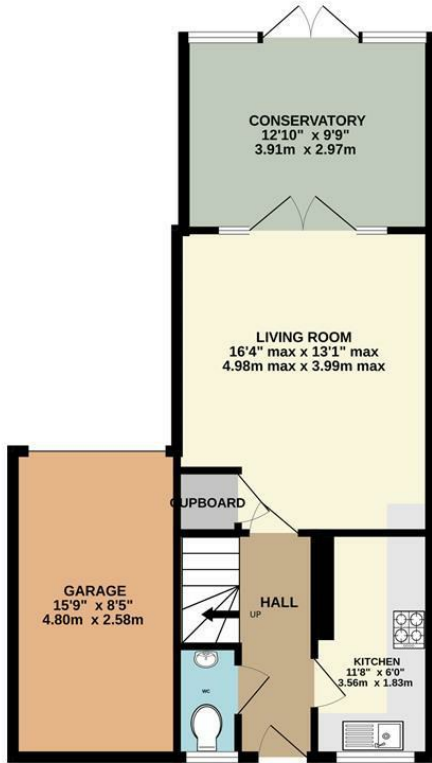
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.

1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.

2ND FLOOR
232 sq.ft. (21.6 sq.m.) approx.



3 BEDROOM TOWN HOUSE

TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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
78	89
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
<small>England & Wales</small> EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
D	B
<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> EU Directive 2002/91/EC	

