



Eastfield Avenue, Eastrop, Basingstoke, RG21 4BQ
Guide Price £525,000



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NO ONWARD CHAIN - CHEQUERS are proud to offer this rare opportunity to purchase a character semi-detached home in the heart of Eastrop in the town centre. Set in a no through traffic location, there is easy access to the town centre and main line station. The property has great potential to extend (subject to planning) and currently offers, lounge open to dining room, kitchen, study/bedroom 4 with shower cubicle and cloakroom off with three bedrooms and a family bathroom on the first floor. To the rear of the property is a well maintained garden enjoying a high level of privacy. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Front door, stairs to first floor, radiator, wall mounted heating thermostat.

DINING ROOM:

12'4" x 10'11" (3.76m x 3.33m)

Rear aspect, sliding patio doors to garden, radiator, archway to -

LOUNGE:

13'2" x 11'5" (4.01m x 3.48m)

Front aspect, double glazed window, radiator, feature ornamental fireplace.

KITCHEN:

11'6" x 8' (3.51m x 2.44m)

Rear aspect, 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, under stairs cupboard, radiator, double glazed door to -

SIDE LOBBY:

Door to study/bedroom 4, double glazed door to outside, door to cloakroom.

CLOAKROOM:

White suite comprising low level w.c., wash hand basin, radiator.

STUDY/BEDROOM FOUR:

15'8" x 6'10" (4.78m x 2.08m)

Front and side aspect, double glazed windows, radiator, shower cubicle.

STAIRCASE GIVES ACCESS TO LANDING:

BEDROOM ONE:

13'1" x 9'11" (3.99m x 3.02m)

Front aspect, double glazed window, built-in wardrobes, dressing table and chest of drawers, radiator.

BEDROOM TWO:

11'5" x 11'3" (3.48m x 3.43m)

Rear aspect, double glazed window, radiator.

BEDROOM THREE:

7'7" x 6'11" (2.31m x 2.11m)

Front aspect, double glazed window, built-in cupboard and dressing table, radiator.

BATHROOM:

White suite comprising panel enclosed bath with mixer tap, shower over, low level w.c., pedestal wash hand basin, radiator, airing cupboard, double glazed window.

GARDENS:

To the front of the property is a lawned area with block paved driveway, shrub and hedge borders, side access. To the rear of the property is a well maintained garden enjoying a good level of privacy with the potential to extend (subject to planning), patio leading via steps to lawned area, established borders, various outbuildings.

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.

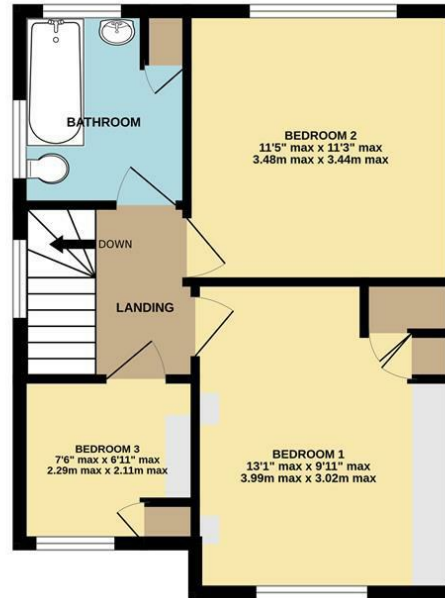
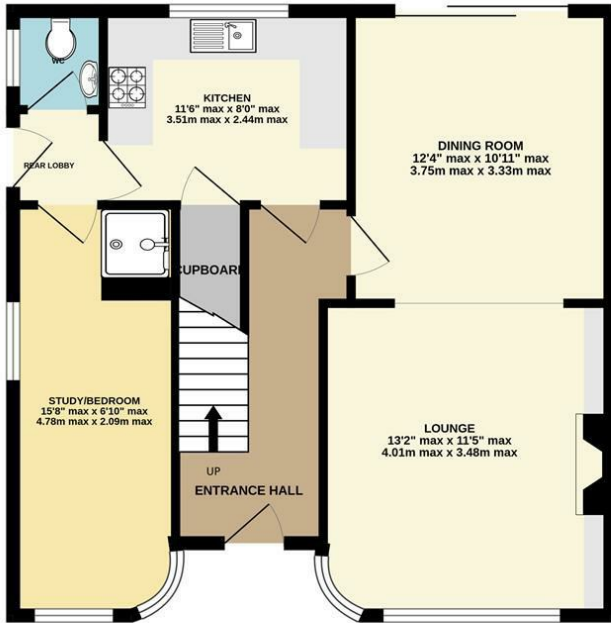
REFERRALS:

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
613 sq.ft. (56.9 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



3 BEDROOM SEMI

TOTAL FLOOR AREA : 1047 sq.ft. (97.2 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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