



Highfield Chase, Brookvale, Basingstoke, RG21 7SA
Guide Price £400,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this three bedroom semi-detached home set in the heart of Brookvale, with easy access to the town centre and main line station. Whilst requiring updating, the property offer great potential to extend - subject to planning. The accommodation includes lounge, separate dining room, kitchen, conservatory area, three bedrooms, bathroom and separate w.c. Externally, there is a garage and driveway parking and a generously sized and well maintained rear garden. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Stairs to first floor, under stairs cupboard, radiator.

LOUNGE:

15'3" x 11'6" (4.65m x 3.51m)

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

DINING ROOM:

12'2" x 10'10" (3.71m x 3.30m)

Rear aspect, fireplace, picture rail, radiator, doors to -

COVERED AREA:

18'3" x 4'3" (5.56m x 1.30m)

Doors to rear garden.

KITCHEN:

Rear aspect, roll edged work surfaces, single drainer sink unit, eye and base level units, cooker point, appliance space, walk-in pantry.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, double glazed window.

BEDROOM ONE:

15'11" x 11' (4.85m x 3.35m)

Front aspect, radiator, picture rail, built-in wardrobe.

BEDROOM TWO:

12'3" x 9'5" (3.73m x 2.87m)

Rear aspect, radiator, picture rail, built-in cupboards.

BEDROOM THREE:

9'6" x 7' (2.90m x 2.13m)

Front aspect, radiator, picture rail.

BATHROOM:

7'3" x 4'7" (2.21m x 1.40m)

Rear aspect, coloured suite comprising panel enclosed bath, pedestal wash hand basin, radiator.

SEPARATE W.C.:

Low level w.c.,,

GARAGE:

16'7" x 9'8" (5.05m x 2.95m)

Detached garage with double swing doors, light and power, personal door to side.

GARDENS:

The property enjoys a fan shaped plot offering great potential to extend, subject to planning. To the front of the property is a driveway leading to the garage and side of the property, pathway to the front door. To the rear of the property is a generously sized plot with feature patio, shrub and shingled borders, lawned area with stocked shrub and hedge borders, pathway to the rear of the plot, there are various outbuildings for storage and a greenhouse, brick built outside w.c.

COUNCIL TAX:

Band D

MONEY LAUNDERING REGULATIONS:

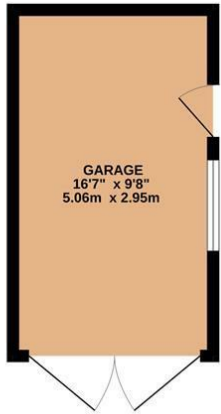
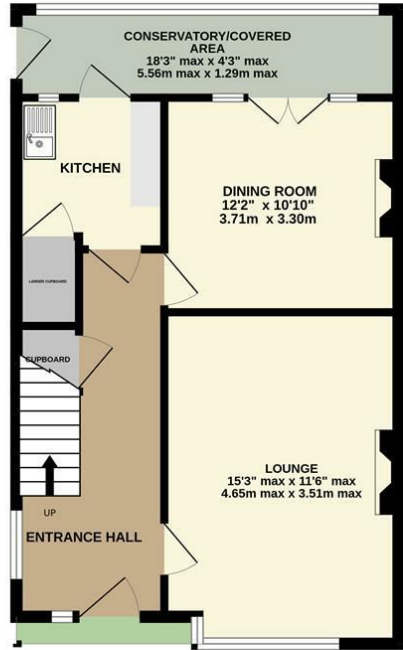
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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
699 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



3 BEDROOM SEMI

TOTAL FLOOR AREA : 1159 sq.ft. (107.7 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
85	64

Very energy efficient - lower running costs
Very energy efficient - higher running costs
All energy efficient - lower running costs
All energy efficient - higher running costs

Environmental Impact (CO ₂) Rating	
Current	Potential
B	D

Very environmentally friendly - lower CO₂ emissions
Very environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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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.

