



The Knowlings, Whitchurch, Basingstoke, RG28 7JW
Guide Price £365,000



The Knowlings, Whitchurch, Basingstoke, RG28 7JW

NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this three bedroom semi-detached home set on a substantial corner plot offering potential to extend - subject to planning. Enjoying a village location, the property requires full modernisation and the accommodation includes cloakroom, lounge, kitchen, dining room conservatory, three bedrooms and a bathroom. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Radiator, stairs to first floor.

CLOAKROOM:

Side aspect, w.c.

LOUNGE:

15' x 12' (4.57m x 3.66m)

Front aspect, feature ornamental fireplace, radiator, sliding patio doors to -

CONSERVATORY/SUN ROOM:

9'4" x 7'10" (2.84m x 2.39m)

Double glazed, door to dining room, door to garden.

KITCHEN:

13'2" x 12' (4.01m x 3.66m)

Side aspect, range of eye and base level units, work surfaces, single drainer sink unit, appliance space, radiator, glazed door to -

DINING ROOM:

12' x 9'5" (3.66m x 2.87m)

Side aspect, wall mounted boiler, double glazed door to conservatory/sun lounge.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

BEDROOM ONE:

11'11" x 10'6" (3.63m x 3.20m)

Side aspect, double glazed window, radiator.

BEDROOM TWO:

9'11" x 7'7" (3.02m x 2.31m)

Front aspect, double glazed window, radiator.

BEDROOM THREE:

9'10" x 7'1" (3.00m x 2.16m)

Rear aspect, built-in cupboard and wardrobe, radiator.

BATHROOM:

Side aspect, panel enclosed bath, w.c., radiator.

GARAGE:

Set to the rear of the plot with driveway.

GARDENS:

The property boasts a substantial corner plot with potential to extend - subject to planning. To the front and side of the property are lawned gardens, shrub and hedge borders, pathway to garage and rear of property. The rear garden has a lawned area, vegetable plot, green house, access to the garage.

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.

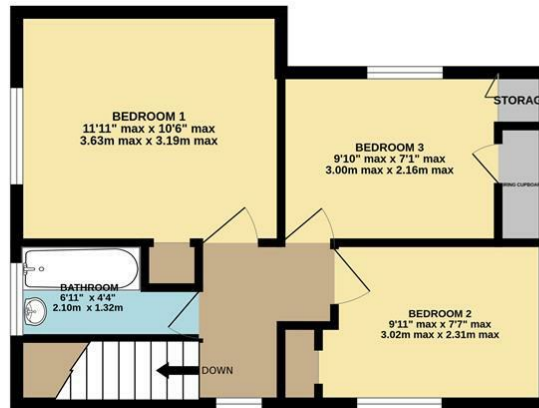
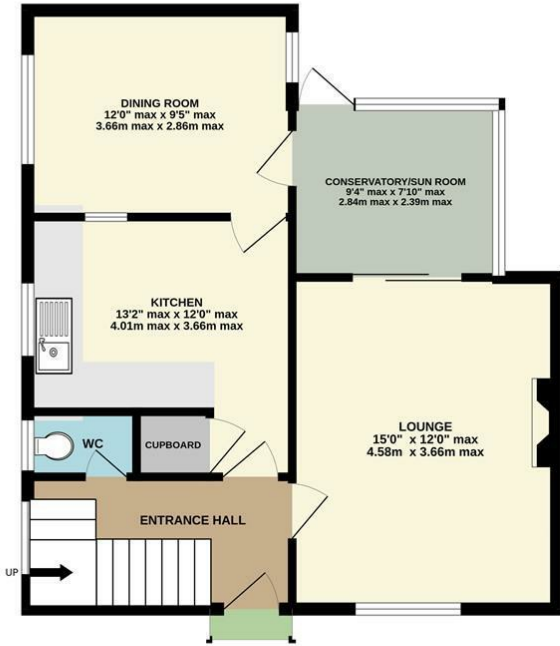
REFERRALS:

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
576 sq.ft. (53.5 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



3 BEDROOM SEMI

TOTAL FLOOR AREA: 970 sq.ft. (90.1 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.
Made with Metropix ©2024



Energy Efficiency Rating	
Current	Potential
83	69

They're energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
B	C

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



The UK's number one property website
rightmove.co.uk



T 01256 810018

E sales@chequersestateagents.co.uk

