



Deffords, Overton, Basingstoke, RG25 3LD  
Guide Price **£400,000**





## Dellands, Overton, Basingstoke, RG25 3LD

CHEQUERS are pleased to offer this three bedroom end of terrace town house, located a short distance from the heart of the village of Overton. The accommodation includes kitchen/living area, cloakroom, master bedroom with en-suite shower, two further bedrooms and a family bathroom. Further benefits include double glazing and driveway parking.

### ENTRANCE HALL:

Radiator, stairs to first floor, door to -

### KITCHEN/LIVING AREA:

23'1" max x 13'10" max (7.04m max x 4.22m max)

Double glazed window to front, range of eye and base level units, work surfaces, single drainer sink unit, fitted oven and hob with extractor over, integrated dishwasher, integrated fridge/freezer, tiled surrounds, spotlights, storage cupboard, French doors to garden and window to rear aspect, radiator.

### CLOAKROOM:

4'6" x 4'1" (1.37m x 1.24m)

Restricted head height, Low level w.c., vanity unit with inset wash hand basin, heated towel rail, part tiled walls.

### STAIRCASE GIVES ACCESS TO LANDING:

Stairs to second floor, double glazed window, radiator.

### BEDROOM TWO:

12'3" x 8'3" (3.73m x 2.51m)

Rear aspect, double glazed window, radiator.

### BEDROOM THREE:

10'2" x 8'3" (3.10m x 2.51m)

Front aspect, double glazed window, radiator.

### FAMILY BATHROOM:

8'5" x 5' (2.57m x 1.52m)

Rear aspect, double glazed window, 4 piece suite

comprising panel enclosed bath, low level w.c., vanity unit with inset wash hand basin, corner shower cubicle, tiled surrounds, heated towel rail, spotlights.

### STAIRCASE GIVES ACCESS TO SECOND FLOOR -

### BEDROOM ONE:

13'2" max x 10'6" max (4.01m max x 3.20m max)

Skylight windows, radiator, spotlights, eaves storage, door to -

### EN-SUITE SHOWER ROOM:

Restricted head height, low level w.c., wash hand basin, shower cubicle, tiled surrounds, heated towel rail, spotlights.

### GARDENS:

To the front of the property is driveway parking, shrub bed, steps up to front door. To the rear of the property is a patio leading to lawned area, garden shed, enjoying a southerly aspect, side access.

### COUNCIL TAX:

Band C

### AGENTS NOTE:

There is a 10 year Protek Warranty provided which runs until 13 October 2030

### 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:

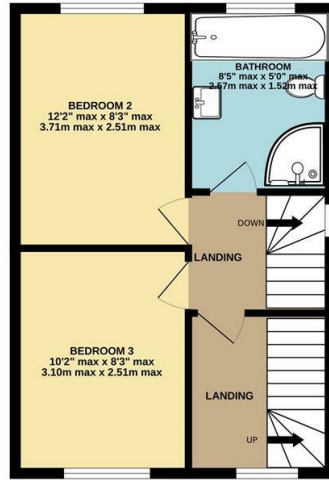
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



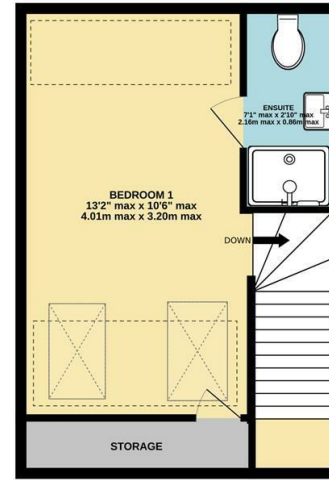
GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



3 BEDROOM SEMI DETACHED

TOTAL FLOOR AREA : 1241 sq.ft. (115.3 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
84	96
<small>Very energy efficient - lower running costs</small> A 92-101 B 81-91 C 69-80 D 55-64 E 49-54 F 35-48 G 1-34 <small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> A 92-101 B 81-91 C 69-80 D 55-64 E 49-54 F 35-48 G 1-34 <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
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