



Elmwood Way, Clarke Estate, Basingstoke, RG23 3BQ  
Guide Price: £325,000



**CHEQUERS**  
Independent Estate Agents

## Elmwood Way, Clarke Estate, Basingstoke, RG23 8LJ

NO ONWARD CHAIN - CHEQUERS are pleased to market this three bedroom bungalow situated on the popular Clarke Estate, close to local amenities. The accommodation includes lounge, kitchen, three bedrooms and a bathroom. There is a driveway leading to the garage and a good sized rear garden enjoying a southerly aspect. Priced to reflect the current updating required and the property is sold subject to the issue of the Grant of Probate which has been applied for. Viewing is recommended.

### ENTRANCE PORCH:

UPVC double glazed front door, double glazed window, double glazed door to -

### ENTRANCE HALL:

Access to insulated and part boarded loft space, storage cupboard.

### LIVING ROOM:

14'102" x 12'8" (4.27m x 3.86m)

Rear aspect, double glazed patio doors to garden, feature fireplace with gas fire - installed 2022, radiator, t.v aerial point.

### KITCHEN:

10'5" x 7'10" (3.18m x 2.39m)

Rear aspect, double glazed window, double glazed door to side, eye and base level units, roll edged work surfaces, sink unit, plumbing for washing machine, appliance space, wall mounted gas fired boiler (installed 2017).

### BEDROOM ONE:

12'8" x 10'3" (3.86m x 3.12m)

Front aspect, double glazed window, range of fitted wardrobes and drawers, dressing unit with light, radiator.

### BEDROOM TWO:

10'11" x 8'4" (3.33m x 2.54m)

Front aspect, double glazed window, radiator - currently used as a dining room.

### BEDROOM THREE:

9'4" x 7'5" (2.84m x 2.26m)

Side aspect, double glazed window, radiator.

### BATHROOM:

6'2" x 5'10" (1.88m x 1.78m)

Side aspect, double glazed window, white suite comprising panel enclosed bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin, low level w.c., tiled surrounds, radiator.

### GARAGE;

15' x 8'3" (4.57m x 2.51m)

Up and over door, light, personal door to garden.

### TIMBER SHED:

11' x 4' (3.35m x 1.22m)

Behind the garage, side and rear windows, door to garden.

### GARDENS:

To the front of the property is a block paved driveway and shingled area, enclosed by low brick walling. To the rear of the property is a patio leading to lawned area, mature borders, enclosed to all boundaries with panelled fencing.

### COUNCIL TAX:

Band D

### MONEY LAUNDERING REGULATIONS:

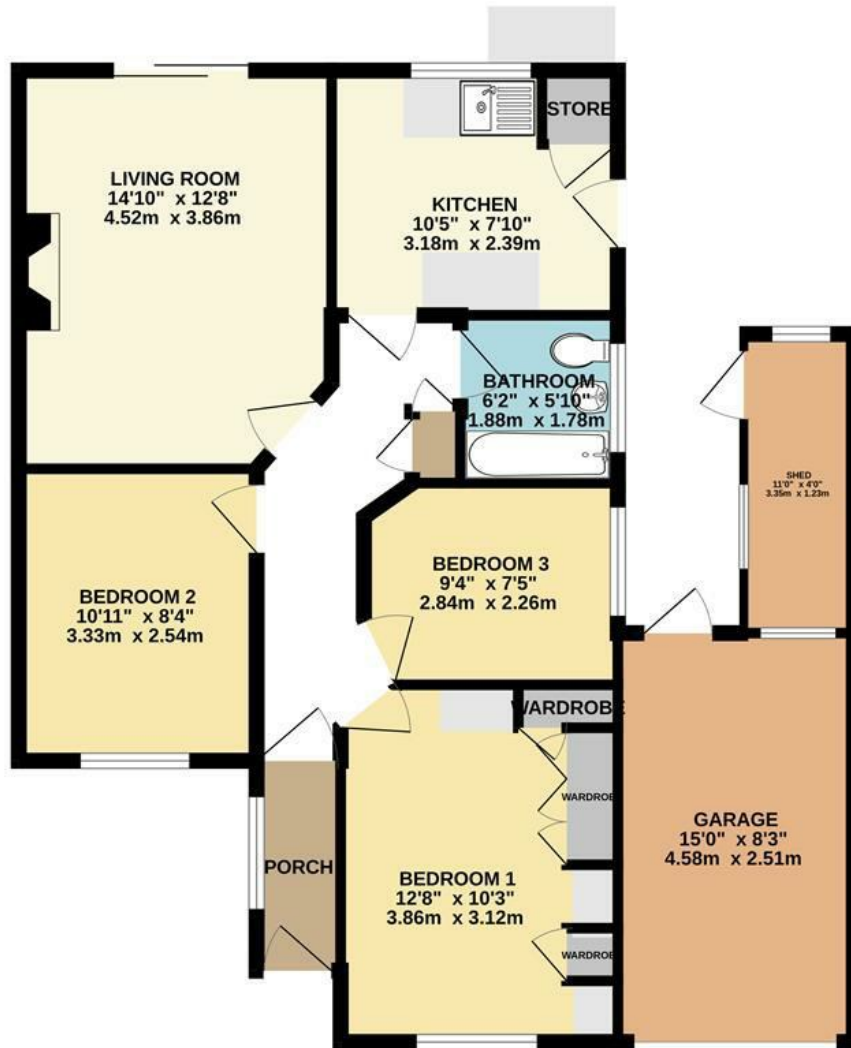
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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



3 BEDROOM BUNGALOW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any omission or mis-statement. This plan should be used as a guide only and not as a contract. The services are to be confirmed by the prospective purchaser. The services are to be confirmed by the prospective purchaser.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A (92-100)	85
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A (92-100)	85
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	

England & Wales EU Directive 2002/91/EC

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