



CHEQUERS
Independent Estate Agents

FOR SALE
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Arundel Gardens, Winklebury, Basingstoke, RG23 8HQ
Guide Price £260,000



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NO ONWARD CHAIN - CHEQUERS are pleased to market this two bedroom end of terrace property. Whilst well presented, the house would benefit from some cosmetic updating. The accommodation includes entrance porch, entrance hall, lounge/dining room, kitchen, two bedrooms and a modern bathroom suite. The property benefits from double glazing, an attractive and good sized rear garden and an allocated parking space. (draft particulars - awaiting vendors approval)

ENTRANCE PORCH:

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

ENTRANCE HALL:

Stairs to first floor, under stairs cupboard, door to lounge.

KITCHEN:

7'10" x 5'10" (2.39m x 1.78m)

Front aspect, double glazed window, range of eye and base level units, work surfaces, inset sink unit, space for electric cooker, plumbing for washing machine, appliance space.

LOUNGE/DINING ROOM:

14'10" x 12'10" (4.52m x 3.91m)

Rear aspect, double glazed patio doors to rear garden, t.v aerial point, night storage heater.

STAIRS TO FIRST FLOOR LANDING:

Access to loft space, night storage heater.

BEDROOM ONE:

12'1" x 8' (3.68m x 2.44m)

Rear aspect, double glazed window, built-in eye and base level cupboard, double wardrobe recess.

BEDROOM TWO:

9' x 7'10" (2.74m x 2.39m)

Front aspect, double glazed window, airing cupboard, built-in storage cupboard.

BATHROOM:

6'7" x 5'10" (2.01m x 1.78m)

Side aspect, double glazed window, panel enclosed bath with electric shower over, pedestal wash hand basin, low level w.c., tiled surrounds, heated towel rail, inset spotlights.

GARDENS:

To the front of the property is a lawned garden with flower borders, pathway to the front door. To the rear of the property is a patio and shingled area leading to lawn with stepping stone path way to timber shed, well stocked flower and shrub borders, enclosed by timber fencing, side gate access. **ALLOCATED PARKING SPACE.**

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.



