



Cliddesden Road, Fairfields, Basingstoke, RG21 3EY
Guide Price £800,000



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CHEQUERS are proud to offer for sale this substantial character semi-detached home with a generously sized plot, located in one of the most exclusive roads in the town centre. The property has a wealth of charm and character and retains many original features. Viewing is highly recommended to appreciate the prime location and extensive flexible accommodation which is arranged over three floors - living room, family room, study, kitchen/dining area, cloakroom on the ground floor; two bedrooms, bathroom and shower room on the first floor and two bedrooms plus eaves storage on the second. Further benefits include a cellar, ample off road parking and a generously sized private rear garden.

RECEPTION HALL:

Glazed front door, stairs to first floor, under stairs cupboard, cloaks hanging space.

CLOAKROOM:

Low level w.c., wash hand basin, radiator.

LIVING ROOM:

16'11" max x 14' max (5.16m max x 4.27m max)

Front aspect, square bay window, feature open fireplace, fitted shelving, radiator, picture rail.

STUDY:

11'8" x 9'6" (3.56m x 2.90m)

Side aspect, radiator, feature floor boards, glazed door to kitchen, archway to -

FAMILY ROOM:

13'6" x 12'3" (4.11m x 3.73m)

Garden view , sliding patio doors to rear garden, feature fireplace, radiator, feature floor boards, picture rail.

KITCHEN/DINING ROOM:

19' max x 12'1" max (5.79m max x 3.68m max)

Garden View , range of base level units, roll edged work surfaces, inset sink with mixer tap, fitted hob with extractor over, fitted oven with cupboards above and below, aga, appliance space, wall mounted boiler, glazed door to rear garden, door to -

CELLAR:

12'2" max x 10'8" max (3.71m max x 3.25m max)

Storage area.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Stairs to second floor.

MASTER BEDROOM:

13'3" x 10'11" (4.04m x 3.33m)

Garden view , built-in wardrobes and storage, radiator, picture rail, door to -

EN-SUITE BATHROOM:

11'11" x 9'10" (3.63m x 3.00m)

Four piece suite comprising tile panel enclosed bath with mixer tap and shower attachment, low level w.c. and bidet, wash hand basin, garden view, radiator, tiled surrounds, storage cupboard.

BEDROOM TWO:

13'6" x 13'4" (4.11m x 4.06m)

Front aspect, feature fireplace, picture rail.

SHOWER ROOM:

10'3" x 6'2" (3.12m x 1.88m)

Front aspect, white suite comprising shower cubicle, low level w.c and bidet, wash hand basin, shaver point, spotlights, extractor fan.

STAIRCASE GIVES ACCESS TO SECOND FLOOR LANDING:

Eaves storage cupboards.

BEDROOM THREE:

13'4" x 12'4" (4.06m x 3.76m)

Front aspect, radiator.

BEDROOM FOUR:

12' x 9'8" (3.66m x 2.95m)

Skylight window with garden view , radiator, feature floor boards.

GARDENS:

To the front of the property is a block paved driveway leading to the front door, mature hedging, side gate to rear. To the rear of the property is a generously sized garden enjoying a good level of privacy, feature patio leading via steps to extensive lawned area, mature shrubs and trees, timber shed and patio to the rear of the garden, outside tap.

COUNCIL TAX:

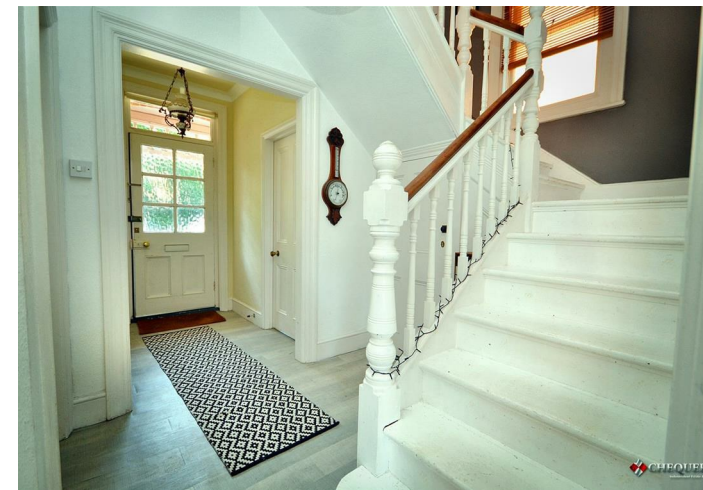
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MONEY LAUNDERING REGULATIONS:

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.

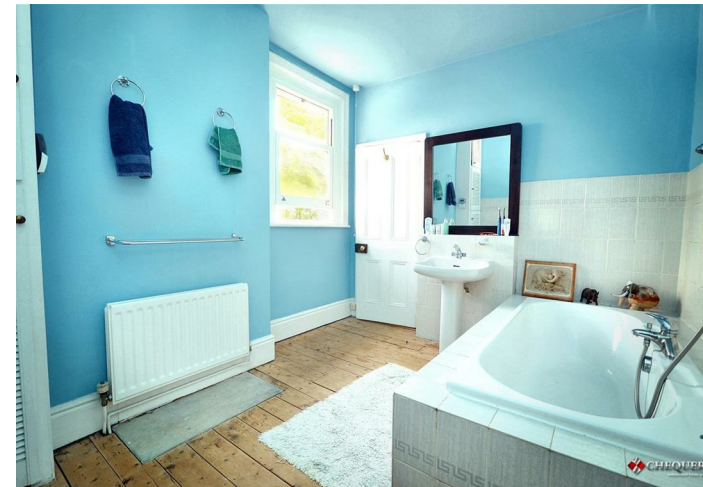
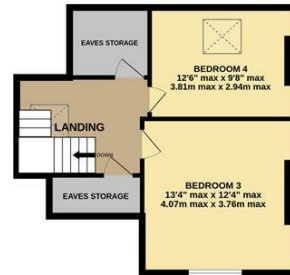
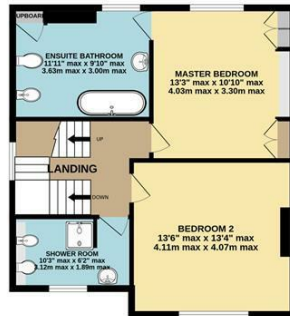
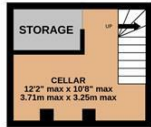


BASMENT
120 sq.ft. (11.16 sq.m.) approx.

GROUND FLOOR
541 sq.ft. (50.0 sq.m.) approx.

FIRST FLOOR
633 sq.ft. (58.9 sq.m.) approx.

SECOND FLOOR
459 sq.ft. (42.4 sq.m.) approx.



4 BEDROOM SEMI DETACHED

TOTAL FLOOR AREA : 2139 sq.ft. (198.7 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
Very energy efficient - lower running costs	
92-100 A	
81-91 B	
69-80 C	
55-65 D	
49-54 E	
41-48 F	
35-39 G	
Not energy efficient - higher running costs	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
92-100 A	
81-91 B	
69-80 C	
55-65 D	
49-54 E	
41-48 F	
35-39 G	
Not environmentally friendly - higher CO ₂ emissions	

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