



The Cornfields, Hatch Warren, Basingstoke, RG22 4QD
Guide Price £210,000



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CHEQUERS - An ideal first time or investment purchase - situated on the popular Hatch Warren development, this one bedroom starter home offers well balanced accommodation including living room, kitchen, double bedroom and shower room. Further benefits include double glazing, gas radiator heating, parking and enclosed garden.

ENTRANCE PORCH:

Glazed front door, further door to -

LOUNGE:

12'7" x 12'3" (3.84m x 3.73m)

Double glazed window, laminate flooring, radiator, stairs to first floor, arch to -

KITCHEN:

9'7" x 5'1" (2.92m x 1.55m)

Range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, built-in oven and hob with extractor over, appliance space, storage cupboard.

STAIRCASE GIVES ACCESS TO LANDING:

Airing cupboard housing boiler.

BEDROOM:

12'7" x 10'10" max, 8' min (3.84m x 3.30m max, 2.44m min)

Dual aspect, double glazed windows, radiator, storage cupboard.

SHOWER ROOM:

7'5" max x 5'8" (2.26m max x 1.73m)

White suite comprising shower cubicle, wash hand basin, low level w.c., heated towel rail, double glazed window.

GARDENS:

To the front of the property is a hard standing enclosed by picket fencing. Enclosed garden to the rear, not direct access.

COUNCIL TAX:

Band B

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

1ST FLOOR



1 BEDROOM

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
90	72
<small>Very energy efficient - lower running costs</small> A (92-100) B (81-91) C (69-80) D (55-64) E (39-54) F (21-38) G (1-20) <small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> A (92-100) B (81-91) C (69-80) D (55-64) E (39-54) F (21-38) G (1-20) <small>Not environmentally friendly - higher CO₂ emissions</small>	
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