



Shipton Way, Berg Estate, Basingstoke, RG22 6JX
Guide Price £385,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this EXTENDED, modernised three bedroom semi detached bungalow presented in excellent order throughout and requiring an internal inspection to appreciate the the accommodation - luxury kitchen opening to living room with bi-fold doors to garden, three bedrooms and shower room. Further benefits include double glazing, gas radiator heating, garage and ample parking.

ENTRANCE HALL:

Laminate flooring, radiator, access to loft space.

KITCHEN:

10'11" x 8'8" (3.33m x 2.64m)

Refitted and comprising range of eye and base level units, roll edged work surfaces, fitted oven and hob with feature ceiling extractor, integrated fridge and freezer, appliance space, inset sink unit, feature spotlights, open to -

LIVING ROOM:

15'9" x 11' max (4.80m x 3.35m max)

Rear and side aspect, feature lantern ceiling, bi-fold doors to garden, laminate flooring, feature spotlights and wall lights.

BEDROOM ONE:

11'5" x 10'11" (3.48m x 3.33m)

Front aspect, double glazed window, radiator.

BEDROOM TWO:

11'11" max x 8'10" (3.63m max x 2.69m)

Rear aspect, double glazed window, radiator.

BEDROOM THREE:

9' x 6'11" (2.74m x 2.11m)

Front aspect, double glazed window, radiator.

SHOWER ROOM:

6'8" x 6'1" (2.03m x 1.85m)

Newly fitted white suite comprising shower cubicle, vanity unit with inset wash hand basin, low level w.c., radiator, spotlights, double glazed window.

GARAGE:

Up and over door, light and power, personal door to side. To the rear of the garage is a workshop area.

GARDENS:

To the front of the property is a lawned garden with driveway to the garage, dwarf brick walling, side gate access. To the rear of the property is a patio leading to lawned garden, garden shed and greenhouse.

AGENTS NOTE:

Where a property has been extended or altered, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.

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.





3 BEDROOM SEMI DETACHED BUNGALOW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and should not be relied upon for the purpose of omission or mis-statement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchaser. The services, systems and appliances shown are as to their operability or efficiency. Made with Metropix C2



