



Hillary Road, South View, Basingstoke, RG21 5TW
Guide Price £360,000



CHEQUERS
Independent Estate Agents

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NO ONWARD CHAIN - CHEQUERS are pleased to offer this three bedroom semi-detached home set in a popular road on the outskirts of the town centre. The accommodation includes lounge/dining room, conservatory, kitchen, conservatory, bathroom and three bedrooms. Further benefits include gas radiator heating, double glazing, off road parking and a generously sized rear garden. Whilst work is required, the property offers great potential and viewing is highly recommended.

ENTRANCE HALL:

Cloaks hanging space, double glazed window, laminate flooring, radiator, picture rail, stairs to first floor.

BATHROOM:

9'7" x 5' (2.92m x 1.52m)

Side aspect, double glazed window, panel enclosed bath with mixer taps, wash hand basin, low level w.c., radiator.

LOUNGE/DINING ROOM:

17'11" x 10'5" (5.46m x 3.18m)

Double aspect, double glazed window to front, laminate flooring, picture rail, radiator.

KITCHEN:

10'1" max x 8'4" (3.07m max x 2.54m)

Side aspect, double glazed window, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit, cooker point, appliance space, under stairs cupboard, radiator, wall mounted boiler, door to -

CONSERVATORY:

16'11" x 8'6" (5.16m x 2.59m)

Double glazed French doors to rear garden, radiator, laminate flooring.

STAIRCASE GIVES ACCESS TO LANDING:

BEDROOM ONE:

17'11" x 10'5" (5.46m x 3.18m)

Double aspect, double glazed windows to front and rear, radiator, double cupboard, fireplace.

BEDROOM TWO:

10' x 7'5" (3.05m x 2.26m)

Front aspect, double glazed window, radiator, picture rail.

BEDROOM THREE:

8'4" x 7'1" (2.54m x 2.16m)

Rear aspect, double glazed window, radiator, storage cupboard.

GARDENS:

To the front of the property is a lawned garden with dwarf retaining wall, pathway to front door, driveway parking. To the rear of the property is a generously sized garden, patio and shingled area leading to lawn, garden shed, side access.

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:

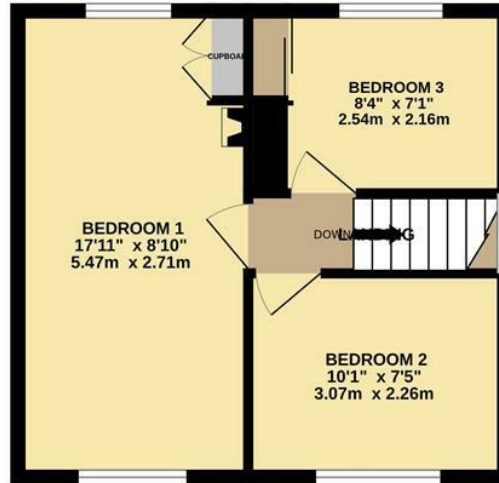
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



3 BEDROOM SEMI

TOTAL FLOOR AREA : 856 sq.ft. (79.5 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	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		66	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

