



Brookvale Close, Brookvale, Basingstoke, RG21 7RU

**Guide Price £260,000**



**CHEQUERS**

Independent Estate Agents

## Brookvale Close, Brookvale, Basingstoke, RG21 7RU

NO ONWARD CHAIN - CHEQUERS are pleased to offer this Freehold, two bedroom terraced home set in a superb location close to the town centre. Whilst requiring full modernisation, the property offers well balanced accommodation including kitchen, lounge/dining room, two bedrooms and a family bathroom. Further benefits include rear garden and parking space.

### ENTRANCE LOBBY:

Access to kitchen and lounge.

### KITCHEN:

7'9" x 7'5" (2.36m x 2.26m)

Front aspect, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit, appliance space, cooker point, tall storage cupboard, tiled surrounds.

### LOUNGE/DINING ROOM:

16'8" x 11'6" (5.08m x 3.51m)

Rear aspect, glazed door to rear garden, stairs to first floor, radiator.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

### BEDROOM ONE:

12'7" x 8'4" (3.84m x 2.54m)

Rear aspect, airing cupboard, radiator.

### BEDROOM TWO:

11'8" max x 6'5" max (3.58m max x 1.96m max)

Front aspect, radiator.

### BATHROOM:

8'9" x 4'9" (2.67m x 1.45m)

Front aspect, coloured suite comprising panel enclosed bath with shower over, wash hand basin, low level w.c., radiator.

### GARDENS:

To the front of the property is a lawned garden with pathway to the front door. To the rear of the property is a lawned garden, open to 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.

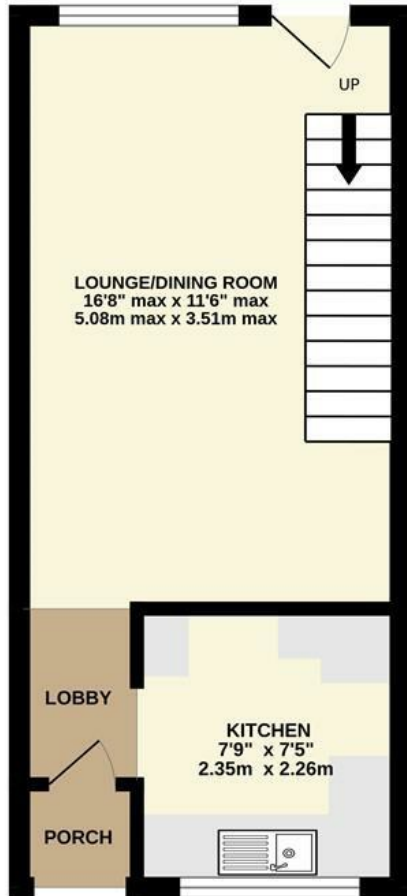
### REFERRALS:

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.

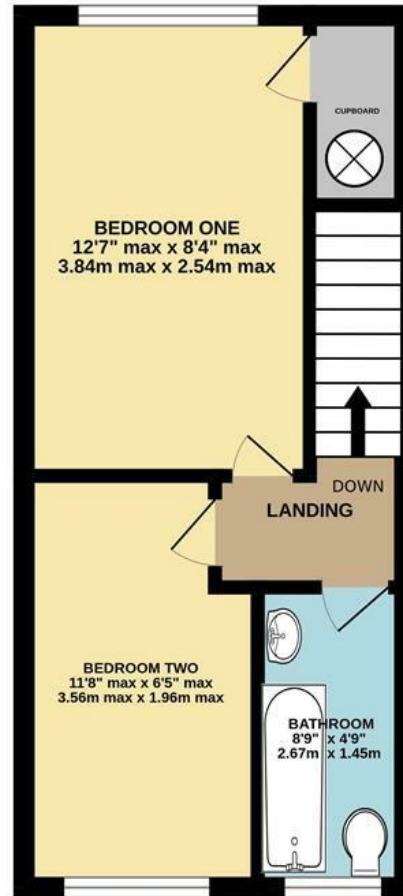




GROUND FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



1ST FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



2 BEDROOM MID TERRACE

TOTAL FLOOR AREA: 508 sq.ft. (47.2 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 for illustrative purposes only. This plan is for illustrative purposes of prospective purchaser. The services, systems and appliances shown as to their operability or efficiency can vary.

