



Highlands Road, Old Kempshott Lane, Basingstoke, RG22 5ES  
**Guide Price £500,000**



## Highlands Road, Old Kempshott Lane, Basingstoke, RG22 5ES

NO ONWARD CHAIN - CHEQUERS are pleased to offer this detached bungalow situated in a popular no through road just off the Old Kempshott Lane. The bungalow has been extended over the years to provide flexible accommodation including 25' lounge/dining room, modern kitchen, conservatory, cloakroom, three bedrooms and a family bathroom. Further benefits include double glazing, gas radiator heating and a generously sized plot. (draft particulars - awaiting vendors approval)

### ENTRANCE HALL:

Access to loft space, radiator.

### LOUNGE/DINING ROOM:

25'2" x 9'10" max (7.67m x 3.00m max)

Double aspect, double glazed windows, radiator, door to kitchen, double doors to -

### CONSERVATORY:

16'9" x 9'9" (5.11m x 2.97m)

Double glazed with solid roof, French doors to rear garden, radiator, open to kitchen.

### KITCHEN:

14'7" max x 7'10" (4.45m max x 2.39m)

Range of eye and base level units, work surfaces, inset single drainer sink unit with mixer tap, cooker point with extractor over, integrated fridge, freezer, washing machine and dishwasher, spotlights, cupboard housing boiler, door to -

### CLOAKROOM:

Low level w.c., vanity unit with inset wash hand basin, radiator, double glazed window.

### BEDROOM ONE:

12'10" x 10'11" (3.91m x 3.33m)

Double aspect, two double glazed windows, radiator.

### BEDROOM TWO:

11'4" x 10'5" (3.45m x 3.18m)

Front aspect, double glazed window, radiator.

### BEDROOM THREE:

12'1" max x 10'10" max (3.68m max x 3.30m max)

Rear aspect, double glazed window, radiator.

### BATHROOM:

7'6" x 6'4" (2.29m x 1.93m)

Rear aspect, double glazed window, modern white suite comprising panel enclosed bath with mixer tap and shower attachment, vanity unit with inset wash hand basin, tiled surrounds, chrome heated towel rail.

### GARDENS:

To the front of the property is a block paved driveway, shingled area with mature hedging. To the rear of the property is a a generously sized garden, feature patio leading to well maintained lawned garden with mature borders, ornamental pond, garden shed, rear gate access.

### 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 D

### MONEY LAUNDERING REGULATIONS:

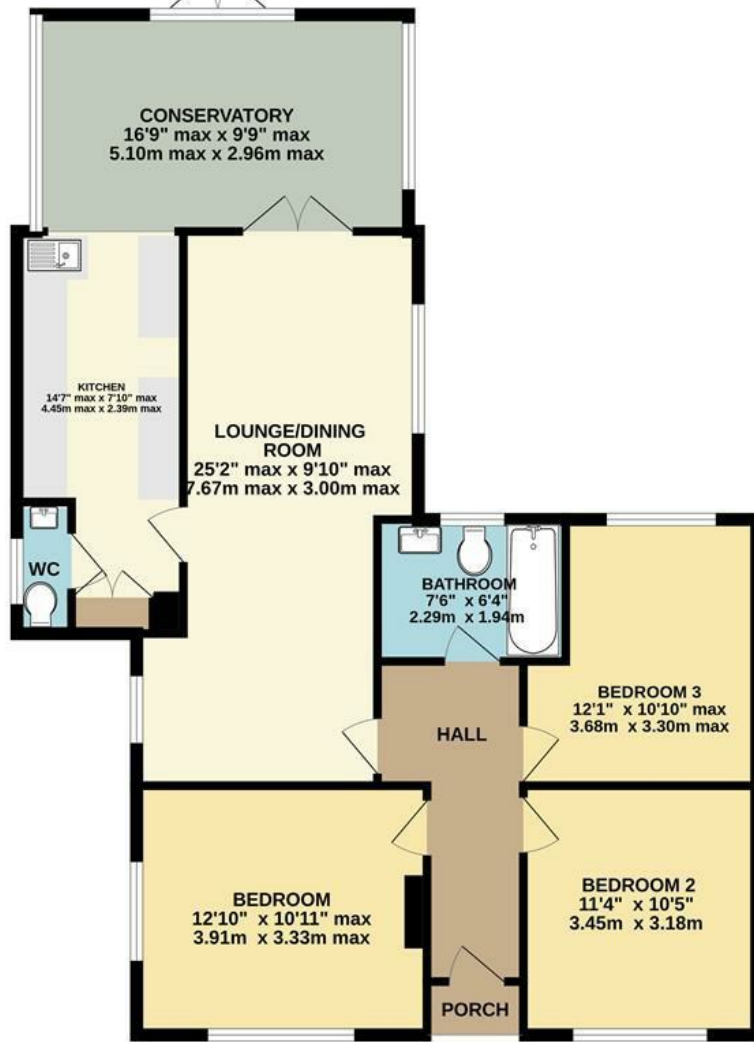
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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  
1064 sq.ft. (98.9 sq.m.) approx.



3 BEDROOM DETACHED BUNGALOW

TOTAL FLOOR AREA : 1064 sq.ft. (98.9 sq.m.) approx.

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 no responsibility is accepted for any omission or mis-statement. This plan is for illustrative purposes only and should not be relied upon by any prospective purchaser. The services, systems and appliances shown have no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
86	91
<b>A</b>	<b>B</b>
<b>B</b>	<b>C</b>
<b>C</b>	<b>D</b>
<b>D</b>	<b>E</b>
<b>E</b>	<b>F</b>
<b>F</b>	<b>G</b>
<b>G</b>	

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<b>A</b>	<b>B</b>
<b>B</b>	<b>C</b>
<b>C</b>	<b>D</b>
<b>D</b>	<b>E</b>
<b>E</b>	<b>F</b>
<b>F</b>	<b>G</b>
<b>G</b>	

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property in accordance with the Property Misdescriptions Act 1991. Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, gas or electrical appliances (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.

