



Oakwood, Chineham, Basingstoke, RG24 8TT
Guide Price £290,000



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CHEQUERS are pleased to offer this well presented home set in a no through road in the heart of Chineham, The property has been well maintained by the present owner and viewing is recommended to appreciate the features on offer - lounge, modern fitted kitchen/dining room, two bedrooms and a modern bathroom suite. Further benefits include gas radiator heating, double glazing, enclosed rear garden and allocated parking. (draft particulars - awaiting vendors approval)

ENTRANCE PORCH:

Cloaks hanging space, laminate flooring, door to -

LOUNGE:

14'2" x 11'10" (4.32m x 3.61m)

Front aspect, double glazed window, stairs to first floor, laminate flooring, spotlights, access to -

KITCHEN/DINING ROOM:

11'9" x 11'2" (3.58m x 3.40m)

Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces, fitted oven and hob with extractor over, integrated fridge, freezer, dishwasher and washing machine, wine rack, tiled flooring, spotlights, wall mounted boiler, radiator. double glazed door to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, radiator.

BEDROOM ONE:

11'10" x 10'10" (3.61m x 3.30m)

Front aspect, double glazed window, radiator, built-in cupboard.

BEDROOM TWO:

11'3" x 8'6" (3.43m x 2.59m)

Rear aspect, double glazed window, radiator, airing cupboard, built-in storage cupboard.

BATHROOM:

7'7" x 5'2" (2.31m x 1.57m)

Modern suite comprising panel enclosed bath with mixer tap, shower over with shower screen, pedestal wash hand basin with mixer tap, low level w.c., tiled surrounds, heated towel rail, double glazed window.

GARDENS:

To the front of the property is a lawned garden with mature shrubs, pathway to the front door. To the rear of the property is an enclosed garden enjoying a good level of privacy, decking area leading to slated area, garden shed. Allocated parking space.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

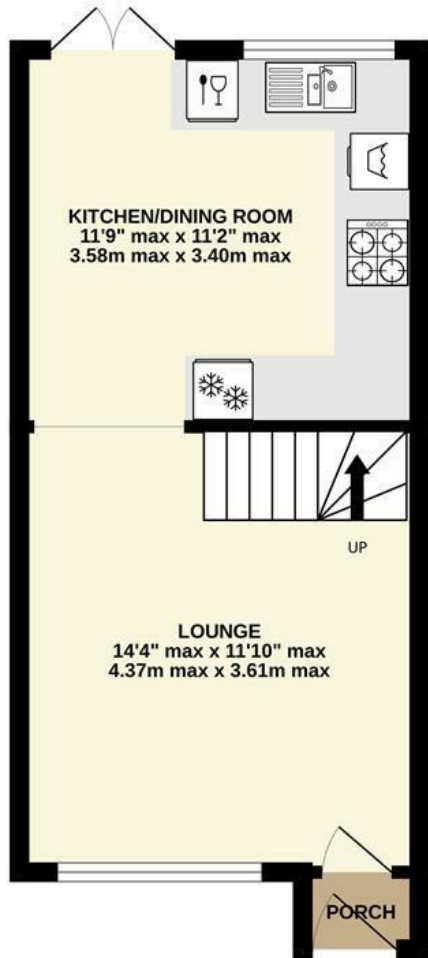
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

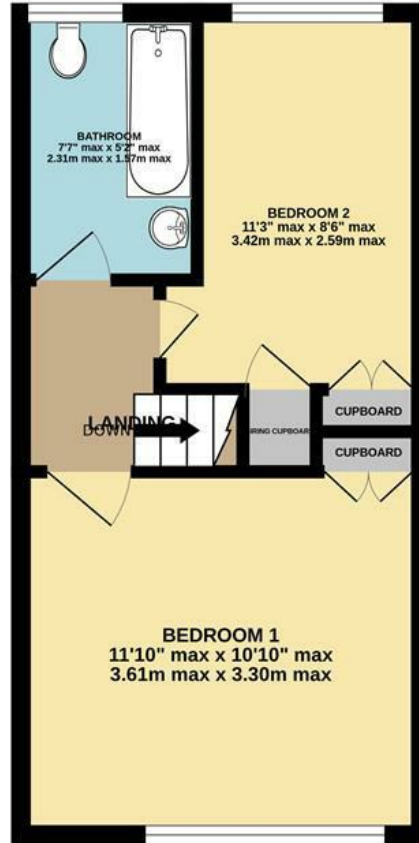
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.2 sq.m.) approx.



2 BEDROOM MID TERRACE

TOTAL FLOOR AREA: 593 sq.ft. (55.1 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 are for illustrative purposes only. This plan is for illustrative purposes only and is not intended to be used as a basis for any prospective purchaser. The services, systems and appliances shown are as to their operability or efficiency can be made with Metropix ©2024



Energy Efficiency Rating	
Current	Target
Very energy efficient - lower running costs 92-100 A	90
85-91 B	
69-84 C	
54-68 D	
39-53 E	
23-38 F	
9-32 G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Target
Very environmentally friendly - lower CO ₂ emissions 92-100 A	90
85-91 B	
69-84 C	
54-68 D	
39-53 E	
23-38 F	
9-32 G	
Not environmentally friendly - higher CO ₂ 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.

