



Cotswold Close, Bucks, Basingstoke, RG22 5BA
Guide Price £285,000



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CHEQUERS are pleased to market this well presented three bedroom terraced home benefitting from a refitted kitchen with appliances, utility room, lounge, dining room, refitted bathroom and separate w.c. Externally there is a small shingled front garden and to the rear, a landscaped garden enjoying a southerly aspect and a garage on site. Viewing is strongly recommended.

ENTRANCE HALL:

Double glazed front door, wooden flooring, door to dining room, door to -

UTILITY AREA:

5'6" x 4'2" (1.68m x 1.27m)

Work surface, plumbing for washing machine, eye and base level units.

DINING ROOM:

12'1" x 8'8" plus stairs (3.68m x 2.64m plus stairs)

Side aspect, double glazed window, stairs to first floor, under stairs cupboard, wooden flooring, inset spotlights, access to kitchen and lounge.

KITCHEN:

11' x 7'10" (3.35m x 2.39m)

Rear aspect, double glazed window, range of eye and base level units, work surfaces, inset single drainer sink unit with mixer tap, fitted oven and hob with extractor over, integrated dishwasher, integrated fridge and freezer, integrated microwave, cupboard housing warm air unit - serviced annually, double glazed door to rear garden.

LOUNGE:

16'7" x 10'4" (5.05m x 3.15m)

Rear aspect, double glazing window and sliding patio door to garden, t.v aerial point, wooden flooring, inset spotlights.

STAIRCASE GIVES ACCESS TO LANDING:

Access to part boarded loft space, airing cupboard and storage cupboard.

BEDROOM ONE:

12'5" plus wardrobes x 7'9" (3.78m plus wardrobes x 2.36m)

Rear aspect, double glazed window, double wardrobe with sliding mirror doors.

BEDROOM TWO:

10'4" max x 9' max (3.15m max x 2.74m max)

'L' shaped room, front aspect, double glazed window, open wardrobe recess.

BEDROOM THREE:

8'2" x 7'6" (2.49m x 2.29m)

Rear aspect, double glazed window.

BATHROOM:

5'8" x 5'1" (1.73m x 1.55m)

Front aspect, double glazed window, modern white suite of panel enclosed bath with raindrop shower head and riser, curved glass screen, pedestal wash hand basin, extractor fan.

SEPARATE W.C.:

Front aspect, double glazed window, low level w.c. with concealed cistern.

GARDENS:

To the front of the property is a shingled area with pathway to the front door. To the rear of the property is a landscaped garden enjoying a private southerly aspect, large paved patio with steps to lawned area, personal door to garage, enclosed by panelled fencing, rear gate access.

GARAGE:

Set to the rear with up and over door.

COUNCIL TAX:

B

MONEY LAUNDERING REGULATIONS:

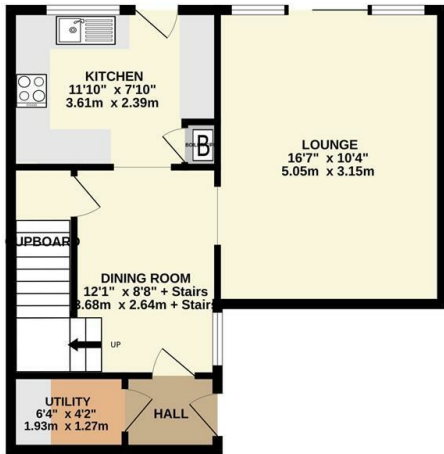
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

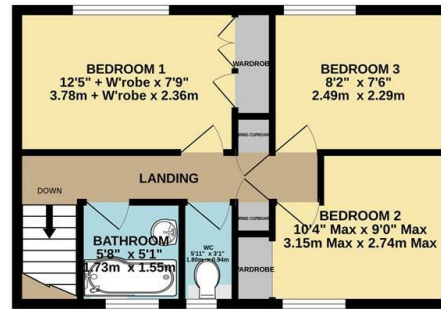
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR



1ST FLOOR



3 BEDROOM TERRACED

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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