



Orkney Close, Popley, Basingstoke, RG24 9AR  
**Guide Price £265,000**



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NO ONWARD CHAIN - CHEQUERS are pleased to offer this three bedroom mid terraced home, set on the outskirts of Popley. The property offers well balanced accommodation including cloakroom, lounge, separate dining room, three bedrooms and a family bathroom. Further benefits include double glazing, gas radiator heating, front and rear gardens. (draft particulars - awaiting vendors approval).

### ENTRANCE HALL:

Stairs to first floor.

### CLOAKROOM:

Low level w.c., wash hand basin, storage cupboard, double glazed window.

### LOUNGE:

11'11" x 11'2" (3.63m x 3.40m)

Front aspect, double glazed window, radiator.

### KITCHEN:

13' x 8'1" (3.96m x 2.46m)

Front aspect, double glazed window, range of eye and base level units, fitted oven and hob with extractor over, inset single drainer sink unit, appliance space, storage recess, wall mounted boiler, spotlights, access to -

### DINING ROOM:

13'2" x 9'2" (4.01m x 2.79m)

Rear aspect, double glazed French doors to garden, under stairs cupboard, radiator.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard, storage cupboard.

### BEDROOM ONE:

11'11" x 11'4" (3.63m x 3.45m)

Double aspect, double glazed windows, built-in double wardrobe, radiator.

### BEDROOM TWO:

13'3" x 8'10" (4.04m x 2.69m)

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

### BEDROOM THREE:

10' max x 7'6" (3.05m max x 2.29m)

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

### BATHROOM:

9'10" x 5'6" (3.00m x 1.68m)

Double glazed window, panel enclosed bath with mixer tap, low level w.c., wash hand basin, radiator.

### GARDENS:

To the front of the property is a lawned garden with gate and pathway to front door. To the rear of the property the garden enjoys a private aspect, patio leading to lawned area, rear gate access, garden shed. Communal parking nearby.

### COUNCIL TAX:

Band C

### MONEY LAUNDERING REGULATIONS:

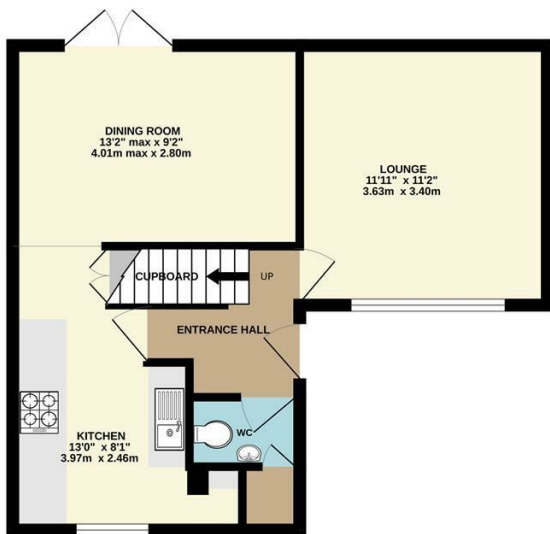
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

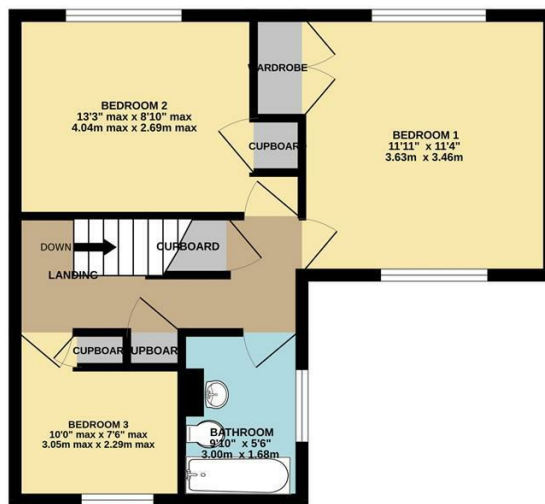
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



3 BEDROOM MID TERRACE

TOTAL FLOOR AREA : 851 sq.ft. (79.1 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 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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