



Buckskin Lane, Kempshott, Basingstoke, RG22 5AR
Guide Price £600,000



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CHEQUERS are pleased to offer for sale this chalet bungalow which enjoys a generously sized plot and flexible accommodation over 2 floors. The ground floor provides lounge, kitchen/breakfast room, dining room, utility room, cloakroom and bathroom with a master bedroom and en-suite on the first floor. Further benefits include 27' garage and parking and a rear garden with a good level of privacy. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Radiator, storage cupboard.

LOUNGE:

15'4" x 13'11" (4.67m x 4.24m)

Front aspect, double glazed square bay window, radiator, wall light points, door to -

KITCHEN/BREAKFAST ROOM:

14'1" x 12'9" (4.29m x 3.89m)

Side aspect, range of eye and base level units, work surfaces, single drainer sink unit with mixer tap, fitted oven and hob with extractor over, appliance space, tiled surrounds, stairs to master bedroom, door to -

DINING ROOM:

12'5" x 10'8" (3.78m x 3.25m)

Rear aspect, double glazed French doors to garden, radiator, glazed door to -

UTILITY ROOM:

12'5" x 8'11" (3.78m x 2.72m)

Eye and base level cupboards, work surfaces, appliance space, inset sink unit, glazed door to rear garden, door to -

CLOAKROOM:

Low level w.c., radiator, double glazed window.

BEDROOM TWO:

14'8" max x 11'11" (4.47m max x 3.63m)

Front aspect, double glazed square bay window, radiator, fitted wardrobe and storage cupboard.

BEDROOM THREE:

11'11" x 10'11" (3.63m x 3.33m)

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

BATHROOM:

8'4" x 5'7" (2.54m x 1.70m)

Rear aspect, double glazed window, panel enclosed bath with shower over and shower screen, low level w.c., vanity unit with inset wash hand basin, heated towel rail.

STAIRCASE GIVES ACCESS TO MASTER BEDROOM:

13'4" max x 13'3" max (4.06m max x 4.04m max)

Rear aspect, double glazed window, radiator, eaves storage cupboards, door to -

EN-SUITE SHOWER ROOM:

8' x 5'7" (2.44m x 1.70m)

White suite comprising low level w.c., wash hand basin, shower cubicle.

GARAGE:

Up and over door, light and power, personal door to side.

GARDENS:

To the front of the property is ample parking with driveway leading to the garage, lawned area with mature hedge borders. To the rear of the property is a generously sized, private garden, patio leading via steps to lawned area with mature borders, covered pergola area, side gate access.

COUNCIL TAX:

Band E

MONEY LAUNDERING REGULATIONS:

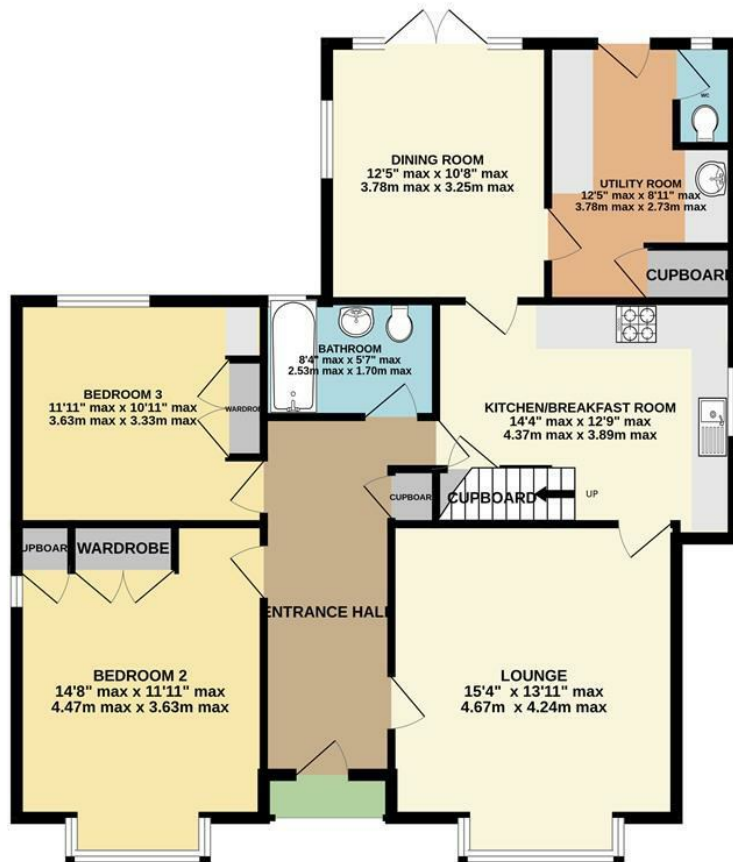
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

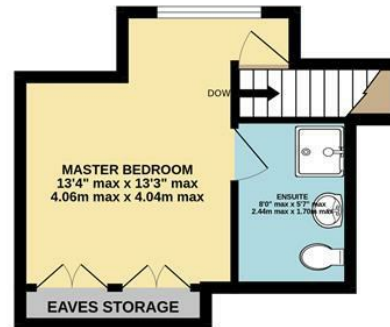
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GROUND FLOOR
1079 sq.ft. (100.2 sq.m.) approx.



1ST FLOOR
211 sq.ft. (19.6 sq.m.) approx.



3 BEDROOM CHALET BUNGALOW

TOTAL FLOOR AREA: 1290 sq.ft. (119.8 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.

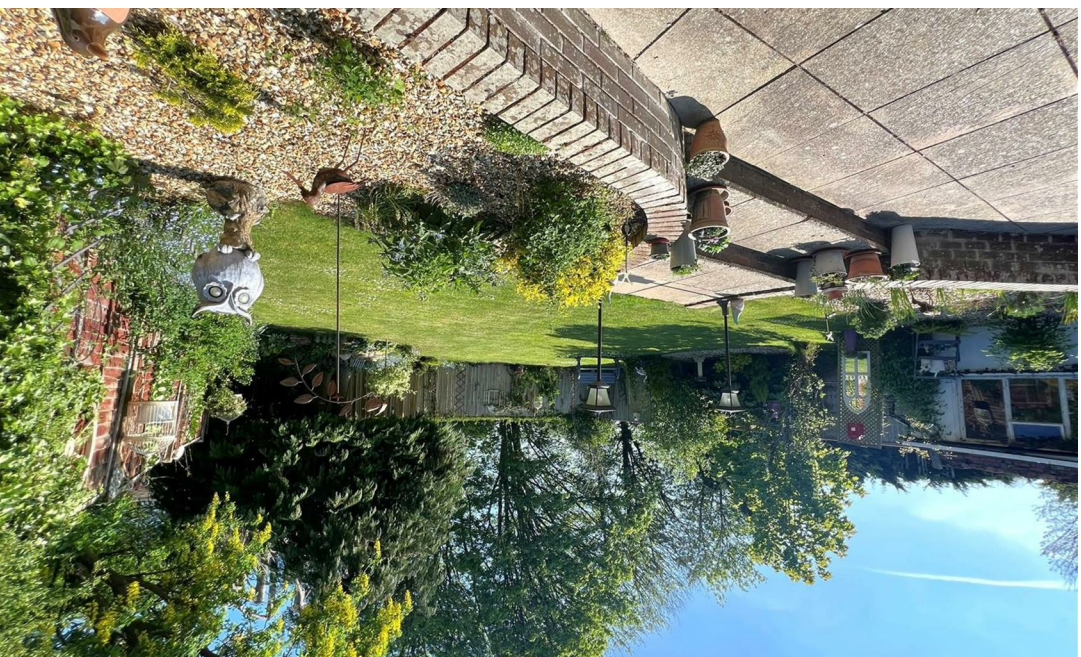
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A	
B	
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC





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