



Gilbard Court, Chineham, Basingstoke, RG24 8RG
Guide Price £575,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this detached home set in a no-through road on the outskirts of the popular Chineham development. Whilst the property requires modernisation, the house offers great potential with accommodation comprising lounge, dining room, kitchen/breakfast room, utility and cloakroom on the ground floor with four bedrooms, en-suite shower and family bathroom arranged on the first floor. The property also benefits from double garage, ample parking and enclosed corner plot. (draft particulars - awaiting vendors approval).

ENTRANCE HALL:

Stairs to first floor, radiator, under stairs cupboard.

CLOAKROOM:

Coloured suite of low level w.c., wash hand basin, radiator, double glazed window.

LOUNGE:

20'8" x 11'9" (6.30m x 3.58m)

Double aspect, double glazed window to front, sliding patio doors to rear garden, feature brick fireplace with coal effect gas fire, double doors to -

DINING ROOM:

10'1" x 9' (3.07m x 2.74m)

Rear aspect, double glazed window, radiator.

KITCHEN/BREAKFAST ROOM:

16'4" x 7'6" (4.98m x 2.29m)

Double aspect, double glazed windows to front and rear, double glazed door to garden, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit, built-in hob with extractor over, built-in oven with cupboards above and below, appliance space, tiled flooring, door to -

UTILITY ROOM:

7'2" x 5'7" (2.18m x 1.70m)

Rear aspect, butler sink with appliance space to side.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard.

MASTER BEDROOM:

12'3" x 11'10" (3.73m x 3.61m)

Front aspect, double glazed window, radiator, door to -

EN-SUITE SHOWER ROOM:

6'11" x 3'6" (2.11m x 1.07m)

Coloured suite comprising panel shower cubicle, low level w.c., wash hand basin with tiled splash back, radiator, double glazed window.

BEDROOM TWO:

12'8" x 9' (3.86m x 2.74m)

Rear aspect, double glazed window, radiator.

BEDROOM THREE:

11'7" x 9'4" (3.53m x 2.84m)

Rear aspect, double glazed window, radiator.

BEDROOM FOUR:

8'10" x 6'5" (2.69m x 1.96m)

Rear aspect, double glazed window, radiator.

FAMILY BATHROOM:

Coloured suite comprising panel enclosed bath, low level w.c., wash hand basin, tiled surrounds, radiator, double glazed window.

GARDENS:

To the front of the property is a lawned garden with block paved driveway leading to garage and pathway to the front door, shrub borders, side gate access. To the rear of the property is an enclosed garden with a private aspect, patio leading to lawned area, mature hedging.

DOUBLE GARAGE:

16'4" max x 16'1" max (4.98m max x 4.90m max)

Electric roller door, light and power, rafter storage space.

COUNCIL TAX:

Band F

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.



LOUNGE
20'8" max x 11'9" max
6.30m max x 3.58m max

DINING ROOM
10'1" max x 9'6" max
3.07m max x 2.90m max

KITCHEN/BREAKFAST ROOM
10'4" max x 7'8" max
3.09m max x 2.28m max

UTILITY ROOM
7'8" x 5'7"
2.29m x 1.69m

DOUBLE GARAGE
16'4" max x 16'1" max
4.98m max x 4.90m max

BEDROOM 1
11'10" max x 10'10" max
3.60m max x 3.09m max

BEDROOM 2
10'10" max x 10'10" max
3.29m max x 3.09m max

BEDROOM 3
10'10" max x 10'10" max
3.29m max x 3.09m max

BATHROOM
5'10" max x 5'10" max
1.78m max x 1.78m max

WC
5'10" max x 5'10" max
1.78m max x 1.78m max

ENTRANCE HALL

CLOSET

STAIRS
UP

BEDROOM 3
11'7" max x 9'4" max
3.53m max x 2.84m max

BEDROOM 4
8'10" max x 6'5" max
2.69m max x 1.96m max

BEDROOM 2
12'8" max x 9'2" max
3.86m max x 2.74m max

MASTER BEDROOM
11'8" max x 11'3" max
3.56m max x 3.42m max

BATHROOM
8'0" max x 5'2" max
2.44m max x 1.58m max

ENSUITE

LANDING

CLOUPED

TOTAL FLOOR AREA : 1391 sq.ft. (129.2 sq.m.) approx.

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