



Lower Brook Street, Brookvale, Basingstoke, RG21 7RP
Offers In Excess Of £325,000



CHEQUERS

Independent Estate Agents

Lower Brook Street, Brookvale, Basingstoke, RG21 7RP

CHEQUERS are pleased to market this well presented and much improved character property. Retaining much character and charm, the accommodation includes 23' lounge/dining room with feature cast-iron fireplaces, refitted kitchen/breakfast room with bi-fold doors opening to the garden which enjoys a private aspect. The first floor has two bedrooms and a luxury re-fitted 4 piece bathroom with stand alone 'slipper' bath. Located in the heart of Brookvale in the town centre with easy access to the main line station and Festival Place, a prompt viewing is recommended. (draft particulars - awaiting vendors approval).

ENTRANCE:

Wooden front door, tiled flooring, opening to -

LOUNGE/DINING ROOM:

23'4" x 12'10" max (7.11m x 3.91m max)

Double aspect, front aspect sash window, rear aspect double glazed window, two feature cast-iron fireplaces, feature flooring, stairs to first floor, access to -

KITCHEN/BREAKFAST ROOM:

20'1" x 7'8" (6.12m x 2.34m)

Side and rear aspect, double glazed window to side, range of eye and base level units, wood block work surfaces and breakfast bar, inset 'Belfast' sink, space for range cooker, integrated washing machine, plumbing for dishwasher, appliance space, feature exposed brick pillar, tiled flooring, bi-fold doors to rear garden.

STAIRCASE GIVES ACCESS TO FIRST FLOOR

LANDING:

Exposed floor boards, access to loft space, stripped wooden doors to all rooms.

BEDROOM ONE:

11'9" + wardrobes x ``' (3.58m + wardrobes x ``')

Front aspect, twin double glazed windows, feature cast iron fireplace with double wardrobes to either side, feature radiator.

BEDROOM TWO:

12' x 7'2" (3.66m x 2.18m)

Rear aspect, double glazed window, exposed floor boards, radiator.

BATHROOM:

10'4" x 8'2" (3.15m x 2.49m)

Rear aspect, double glazed window, luxury 4 piece bathroom suites, free standing 'slipper' bath, low level w.c., vanity unit with inset wash hand basin and cupboards below, shower cubicle, airing cupboard also housing boiler, feature radiator, inset spotlights, extractor fan.

GARDENS:

The front of the property is approached via steps, raised lawned area with flower borders. To the rear of the property the garden enjoys a private aspect, flagstone patio with steps up to lawned and decked area, barked play area, enclosed by timber fencing.

AGENTS NOTE:

No. 32 has right of way over neighbouring properties to gain access to the front of the property. No property has right of way over number 32.

COUNCIL TAX:

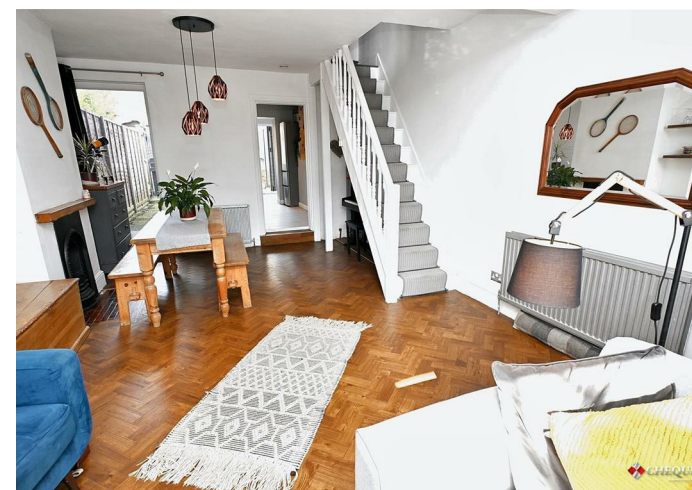
Band C

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.



KITCHEN/BREAKFAST
20'1" x 7'8"
6.12m x 2.34m

LOUNGE/DINING ROOM
23'4" x 12'10"
7.11m x 3.91m

UP

STORM PORCH

BEDROOM 1
11'9" + W/robes x 11'0"
3.58m + W/robes x 3.35m

BEDROOM 2
12'0" x 7'2"
3.66m x 2.18m

BATHROOM
10'4" x 8'2"
3.15m x 2.49m

LANDING
DOWN

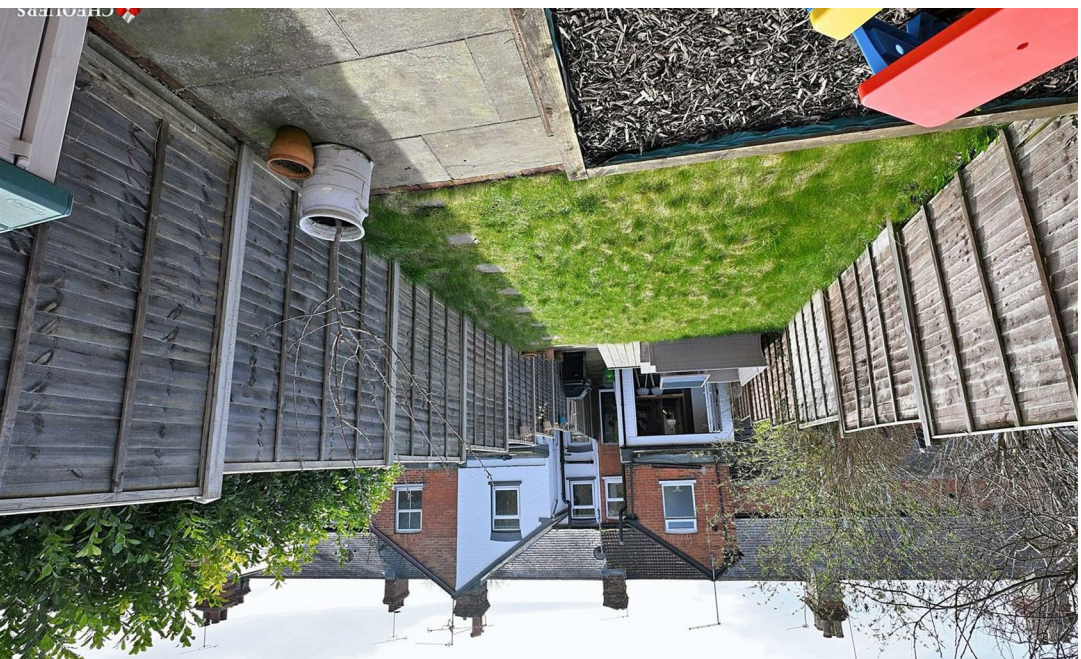


Environmental Impact (CO₂) Rating

	Current	Future
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC



www.chequersestateagents.co.uk



rightmove.co.uk
The UK's number one property website



T 01256 810018

E sales@chequersestateagents.co.uk

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.