



Bramley Road, Pamber End, Tadley, RG26 5QP
Offers In Excess Of £700,000



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Chequers are pleased to offer for sale Ringwood, enjoying a generous plot in a semi rural location within the catchment area for Priory primary school. Viewing is essential to appreciate all on offer from this fine home with accommodation comprising entrance hall, cloakroom, lounge with open fire, modern kitchen/dining room with built in appliances, family room/study and utility room. On the first floor is a master bedroom with en-suite shower room, 3 further double bedrooms and modern family bathroom. Further features include solid oak flooring to the ground floor, well kept gardens, garage, and ample parking.

RECEPTION HALL:

Stairs to first floor, radiator, feature wooden flooring, under stairs cupboard.

LOUNGE:

16'11" x 13'2" (5.16m x 4.01m)

front aspect, double glazed window, feature open fireplace, radiator, feature wooden flooring.

FAMILY ROOM/STUDY:

18'5" x 8'5" (5.61m x 2.57m)

Double aspect, double glazed window to front, double glazed French doors to rear, feature spotlights, wooden flooring, radiator.

KITCHEN/DINING ROOM:

23' x 9'10" (7.01m x 3.00m)

Rear aspect, double glazed windows, luxury fitted kitchen comprising range of eye and base level units, work surfaces, inset sink unit with mixer tap, inset hob with extractor over, built-in oven with cupboards above and below, integrated dishwasher, fridge and freezer, feature spotlights, wooden flooring, radiator, double glazed sliding patio doors to garden, door to -

UTILITY ROOM:

Side aspect, double glazed window, range of eye and base level units, work surfaces, inset sink unit, fitted water softener, appliance space, tiled flooring, double glazed door to side, door to -

CLOAKROOM:

Low level w.c., double glazed window.

STAIRCASE GIVE ACCESS TO LANDING:

Double glazed window, access to loft space, radiator, airing cupboard.

MASTER BEDROOM:

16'11" x 13' (5.16m x 3.96m)

Front aspect, built-in wardrobes and storage cupboard, door to -

EN-SUITE SHOWER ROOM:

Comprising shower cubicle, low level w.c., vanity unit with inset wash hand basin, chrome heated towel rail, tiled

surrounds, tiled flooring, spotlights, under floor heating, double glazed window.

BEDROOM TWO:

18'9" x 11'8" (5.72m x 3.56m)

Double aspect, double glazed window to front and rear, radiator, built-in wardrobe.

BEDROOM THREE:

11'3" x 9'3" (3.43m x 2.82m)

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

BEDROOM FOUR:

10'9" x 9'3" (3.28m x 2.82m)

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

FAMILY BATHROOM:

7'7" x 6'2" (2.31m x 1.88m)

White suite comprising 'P' shaped bath with mixer tap and shower attachment, shower screen, vanity unit with inset wash hand basin, low level w.c., tiled surrounds, tiled flooring, heated towel rail, double glazed window.

GARDENS:

To the front of the property is a lawned garden with mature hedging, sweeping driveway leading to front door and garage, side gate access. To the rear of the property is a generously sized garden, enjoying a good level of privacy, patio leading to lawned area, shrub and hedge borders.

GARAGE:

Up and over door, light and power, personal door to rear garden.

AGENTS NOTE:

We are required by the Estate Agent Act of 1979 and Provision of Information Regulations of 1991 to point out the vendor is a connected person as defined by the act.

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:

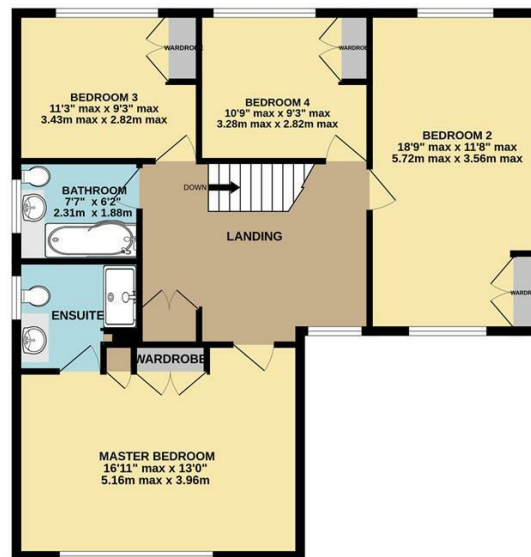
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
1028 sq.ft. (95.5 sq.m.) approx.



1ST FLOOR
875 sq.ft. (81.3 sq.m.) approx.



4 BEDROOM LINK DETACHED

TOTAL FLOOR AREA: 1903 sq.ft. (176.8 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			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	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			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

