



Fairthorne Rise, Old Basing, Basingstoke, RG24 7EJ  
**Guide Price £390,000**



## Fairthorne Rise, Old Basing, Basingstoke, RG24 7EJ

**NO ONWARD CHAIN** - A well presented two bedroom bungalow with a south facing rear garden and a single garage. Overlooking a green to the front, property is situated at the end of a cul-de-sac, convenient to local amenities. (draft particulars - awaiting vendors approval)

### ENTRANCE HALL

Double glazed front door, two double radiators, cloaks cupboard, airing cupboard, access to loft space via ladder, coved ceiling, door to -

### REAR PORCH:

Door to rear garden.

### LOUNGE:

17'9" x 10'10" (5.41m x 3.30m)

Rear aspect, double glazed doors to garden, two double radiators, open fireplace with stone hearth and mantle, t.v aerial point, telephone point, wall light points, open to -

### DINING AREA:

9'7" x 6'10" (2.92m x 2.08m)

Front aspect, radiator, coved ceiling, access to -

### KITCHEN:

11' x 9'1" (3.35m x 2.77m)

Front aspect, double glazed window, range of eye and base level units, laminated work surfaces, 1.5 bowl stainless steel sink unit with mixer tap, gas and electric cooker points, appliance space, eye level glass fronted display cupboard, tiled surrounds, coved ceiling.

### BEDROOM ONE:

14'5" x 8'10" (4.39m x 2.69m)

Rear aspect, double radiator, built-in wardrobe, coved ceiling.

### BEDROOM TWO:

11'9" x 8'6" (3.58m x 2.59m)

Front aspect, radiator, built-in wardrobe, cove ceiling.

### BATHROOM:

Front aspect, white suite comprising panel enclosed bath with mixer tap and shower attachment, shower screen, low level w.c with concealed cistern and display ledge over, vanity unit with inset wash hand basin and cupboard below, heated towel rail, tiled surrounds.

### GARDENS:

To the front of the property the garden is enclosed by dwarf brick walling, gravel pathway to front door, flanked by areas of coloured slate. To the rear of the property with a block paved area with circular area of lawn, stocked flower beds,, outside light, enclosed by brick walls, rear gate access, doors to garage.

### GARAGE:

20'9" x 8'3" (6.32m x 2.51m)

Electric up and over door, personal door to side.

### COUNCIL TAX:

Band D

### MONEY LAUNDERING REGULATIONS:

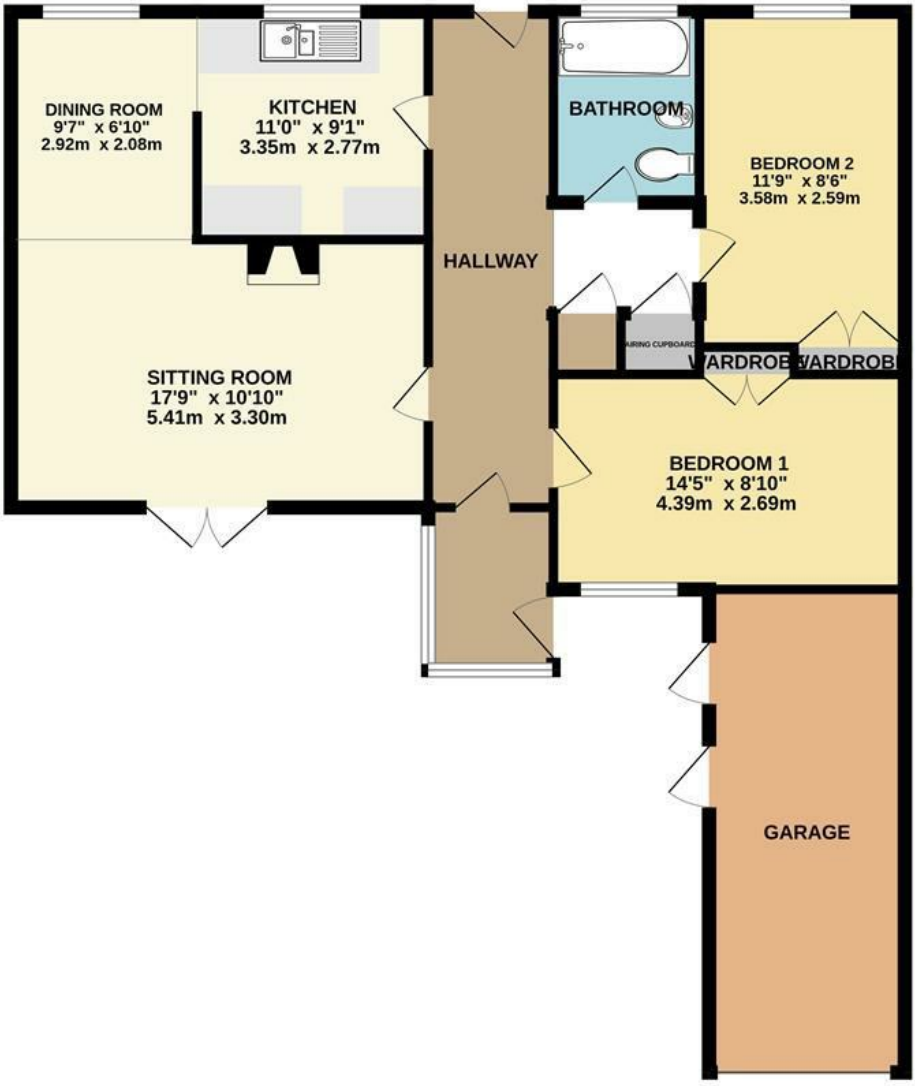
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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



Whilst every attempt has been made to ensure the accuracy of the information contained in this document, the seller accepts no liability for any errors or omissions or mis-statement. The prospective purchaser should verify the information for themselves.



| Energy Efficiency Rating |           |
|--------------------------|-----------|
| Current                  | Potential |
|                          | 87        |
| England & Wales          |           |

| Environmental Impact (CO <sub>2</sub> ) Rating |           |
|------------------------------------------------|-----------|
| Current                                        | Potential |
|                                                | 87        |
| England & Wales                                |           |

