



Brackley Way, Berg Estate, Basingstoke, RG22 6LL
Guide Price £435,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer this detached bungalow situated on the popular Berg Estate with extended accommodation. Recently renovated to a high specification, the accommodation includes lounge, dining room, newly fitted kitchen, three bedrooms and a modern bathroom. Further benefits include gas radiator heating, double glazing, gardens and a garage/workshop. Viewing is highly recommended.

ENTRANCE PORCH:

Steps up to door leading to -

ENTRANCE HALL:

Access to loft space, radiator, airing cupboard, storage cupboard.

LOUNGE:

15'10" x 11' (4.83m x 3.35m)

Side aspect, feature ornamental fireplace with feature electric fire, wall light points, radiator, open to -

DINING ROOM:

15'9" x 8'1" max (4.80m x 2.46m max)

Rear aspect, radiator, UPVC door to rear garden, serving hatch from kitchen.

KITCHEN:

13' x 9'11" max (3.96m x 3.02m max)

Side aspect, refitted and comprising range of eye and base level units, single drainer sink unit with mixer tap dishwasher below,, work surfaces with oven and cupboards below, inset hob with extractor over, tiled surrounds, integrated washing machine, cupboard housing boiler, access to -

UTILITY ROOM:

8'11" x 4'4" (2.72m x 1.32m)

Rear and side aspect, appliance space, radiator, spotlights.

BEDROOM ONE:

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

Front aspect, double glazed window, radiator.

BEDROOM TWO:

10'11" x 7' (3.08m x 2.13m)

Side aspect, double glazed window, radiator.

BEDROOM THREE:

8'11" x 6'9" max (2.72m x 2.06m max)

Front aspect, double glazed window, radiator.

BATHROOM:

6'9" x 6'1" max (2.06m x 1.85m max)

Side aspect, refitted and comprising panel enclosed bath with mixer tap and shower attachment, power shower over, wash hand basin, low level w.c., heated towel rail, tiled surrounds, spotlights, double glazed window.

GARDENS:

The front of the property is approached by twin gates leading to the driveway, further gate with access to pathway and the front door, lawned garden with shrub and hedge borders. To the rear of the property is a generously sized garden enjoying a private aspect, central lawned area with pathway either side leading to patio areas, ornamental pond and rockery, shrub and tree borders, side access.

GARAGE:

21'3" ax x 7'8" (6.48m ax x 2.34m)

Light and power, personal door to rear.

COUNCIL TAX:

Band E

MONEY LAUNDERING REGULATIONS:

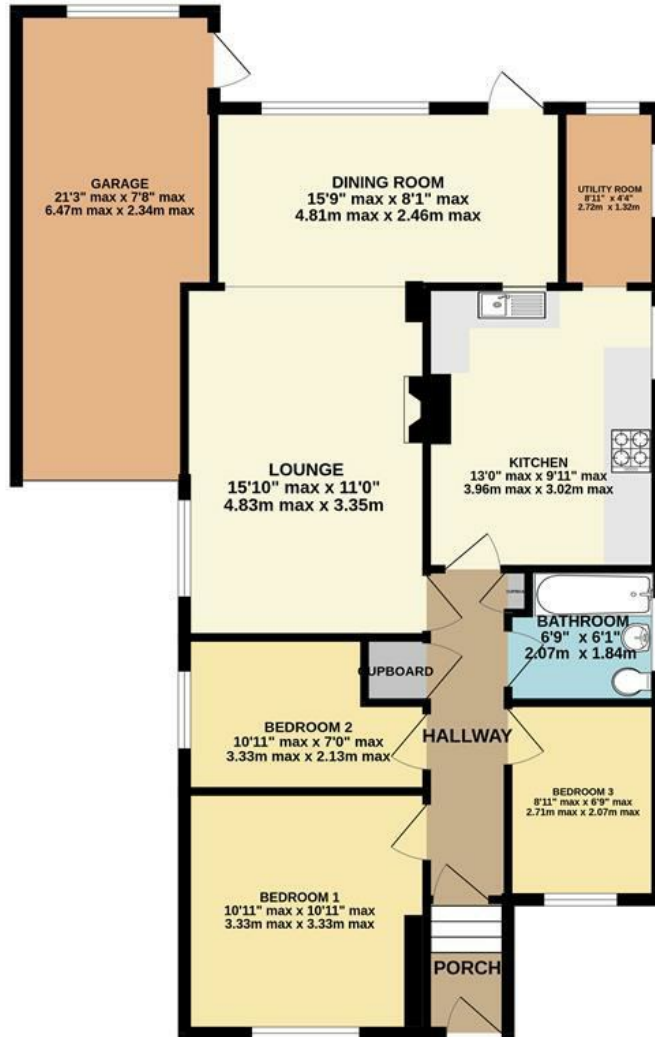
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS:

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
1013 sq.ft. (94.1 sq.m.) approx.



3 BEDROOM DETACHED

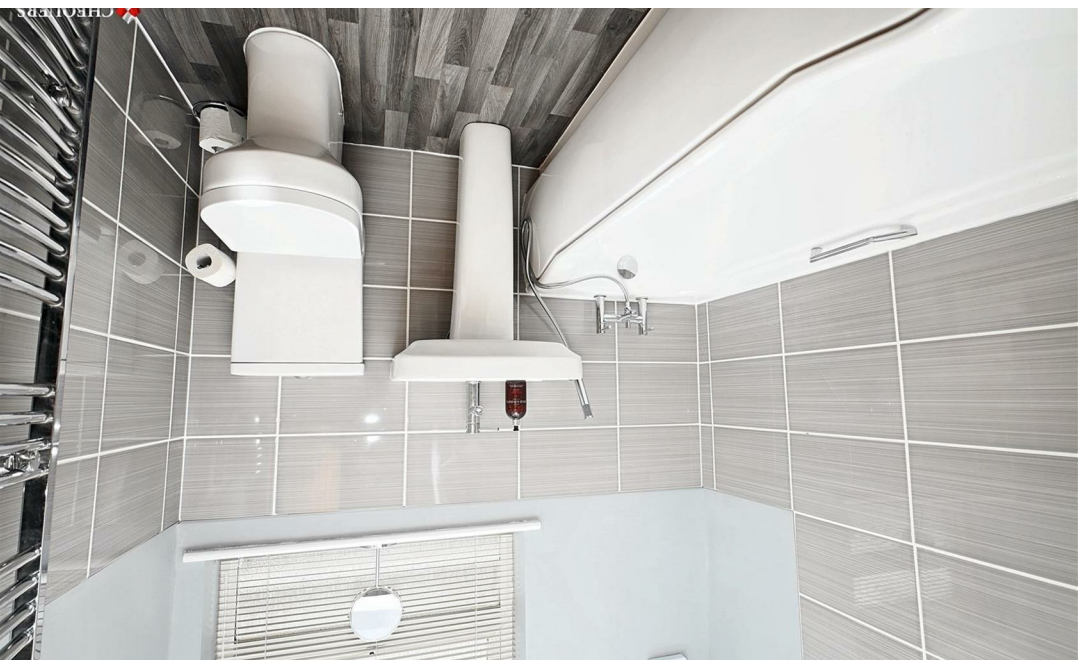
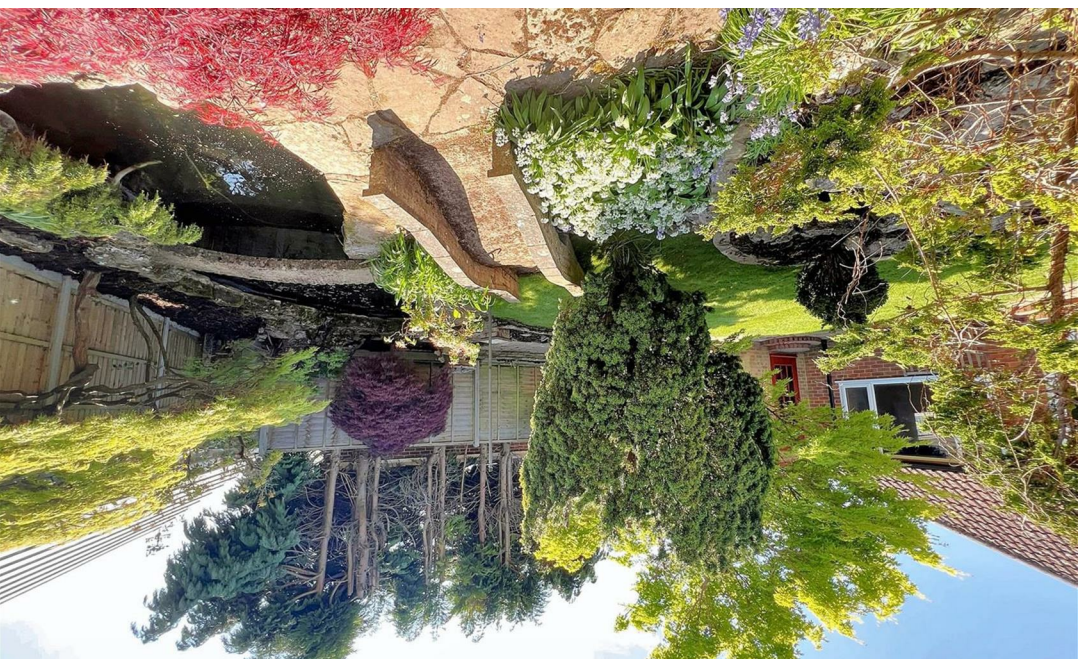
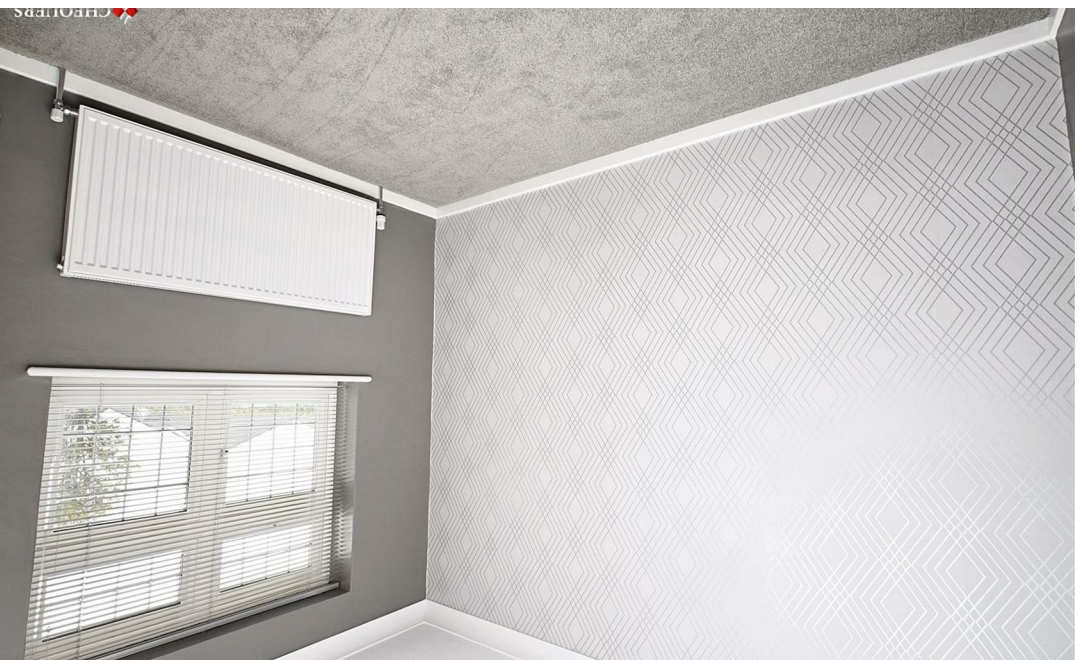
TOTAL FLOOR AREA: 1013 sq.ft. (94.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, omission or mis-statement have not been given prospective purchasers.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current: 84, Potential: 69
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	
Very environmentally friendly - lower CO ₂ emissions	Current: 84, Potential: 69
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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