



Hackwood Road, Fairfields, Basingstoke, RG21 3AF
Guide Price £285,000



CHEQUERS

Independent Estate Agents

Hackwood Road, Fairfield, Basingstoke, RG21 3AF

CHEQUERS are pleased to market this sympathetically refurbished two bedroom character cottage in the heart of the town centre, overlooking the War Memorial Park. The property has new double glazed windows and doors, , new radiator heating system, a refitted kitchen and bathroom suite. There is a courtyard garden to the rear enjoying a private west facing aspect. An early viewing is recommended to appreciate this lovely cottage. (draft particulars - awaiting vendors approval).

Composite double glazed front door to -

SITTING ROOM:

12'2" x 10'9" (3.71m x 3.28m)

Front aspect, double glazed window, feature brick fireplace, with storage cupboards and shelving to one side, laminate flooring, radiator, open to -

KITCHEN/BREAKFAST ROOM:

9'8" min x 7'10" (2.95m min x 2.39m)

Rear aspect, double glazed window, refitted and comprising range of eye and base level units, square edged work surfaces and breakfast bar, inset Butler sink with mixer tap, induction hob with built-in central extractor, built-in oven, plumbing for washing machine and dishwasher, appliance space, laminate flooring, inset spotlights, stairs to first floor, UPVC double glazed stable door to courtyard garden.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

BEDROOM ONE:

9'4" x 9'5" (2.84m x 2.87m)

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

BEDROOM TWO:

7'4" x 7' (2.24m x 2.13m)

Front aspect, double glazed window, radiator.

BATHROOM:

8'3" max x 5' (2.51m max x 1.52m)

Refitted and comprising panel enclosed bath with raindrop shower, mixer tap and hand held shower attachment, wash hand basin on stand with mixer tap, low level w.c., heated towel rail, extractor fan, tiled flooring, double glazed window.

GARDENS:

To the front of the property is a paved and shingled garden enclosed by low level walling with wrought iron gate. To the rear of the property is a courtyard enjoying a private aspect, block paved area with shingled borders, enclosed by brick walling.

COUNCIL TAX:

Band B

MONEY LAUNDERING REGULATIONS:

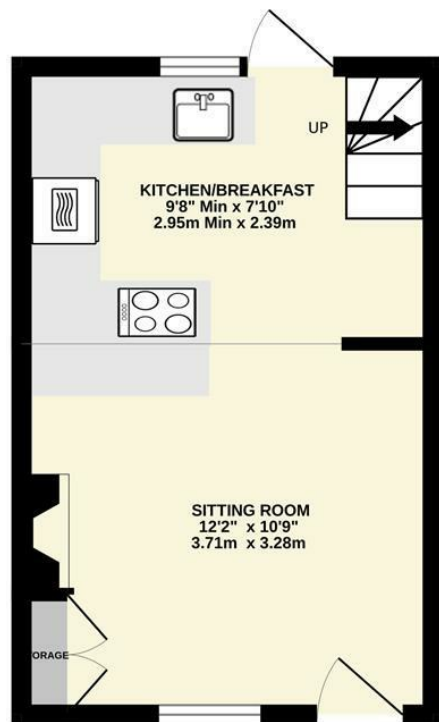
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

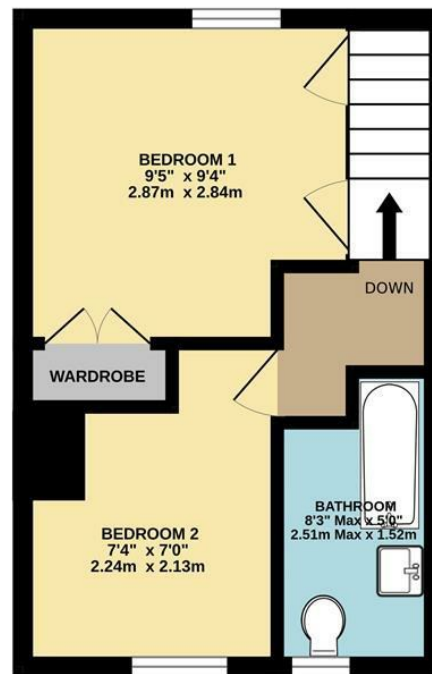
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR



1ST FLOOR



2 BEDROOM TERRACED COTTAGE

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	
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