



Rochford Road, Brookvale, BASINGSTOKE, RG21 7TQ
Guide Price £365,000



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CHEQUERS are pleased to offer for sale this character three bedroom end of terrace house, situated in the popular Brookvale area with close proximity to the town centre and local amenities. The flexible accommodation includes lounge with log burner, separate dining room, 17' kitchen/breakfast room, three bedrooms and a family bathroom. Further benefits include many original features, double glazing, gas radiator heating, cottage garden and a garage on site. Viewing is strongly advised.

ENTRANCE HALL:

Stairs to first floor, under stairs storage cupboard radiator.

LOUNGE:

13'8" x 10' (4.17m x 3.05m)

Front aspect, double glazed bay window, feature fireplace with log burner, picture rail, radiator.

DINING ROOM:

11'5" max x 8'8" (3.48m max x 2.64m)

Rear aspect, double glazed window, feature fireplace with display cupboard and shelving to either side, radiator, picture rail.

KITCHEN/BREAKFAST ROOM:

17'4" x 8'3" (5.28m x 2.51m)

Side and rear aspect, double glazed windows, range of eye and base level units, work surfaces, cooker with extractor over, glass front display cupboard, plate rack & book shelf, single drainer sink unit with mixer tap, appliance space, wall mounted boiler, radiator, door to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, storage cupboards, radiator.

BEDROOM ONE:

14'2" x 12'1" (4.32m x 3.68m)

Front aspect, twin double glazed windows, feature cast iron fireplace with wooden surround, radiator.

BEDROOM TWO:

11'10" x 8'8" (3.61m x 2.64m)

Rear aspect, double glazed window, feature cast iron fireplace with wooden surround, storage cupboards and shelving to either side, radiator.

BEDROOM THREE:

12'4" x 6'2" max (3.76m x 1.88m max)

Side aspect, double glazed window, storage cupboard, radiator.

BATHROOM:

9'3" x 4'7" (2.82m x 1.40m)

Rear aspect, double glazed window, white suite comprising panel enclosed bath with shower over, low level w.c., pedestal wash hand basin, tiled surrounds, radiator.

GARDENS:

To the front of the property is a small garden with tiled pathway to front door, mature shrubs, enclosed by low brick walling. The garden to the rear of the property enjoys a good level of privacy, cottage patio garden with mature shrubs, outside tap, access to garage, side gate access.

GARAGE:

Single garage with up and over door, personal door to rear garden. Accessed via service road off Rayleigh Road. There is also on road parking via a permit from Hampshire County Council.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

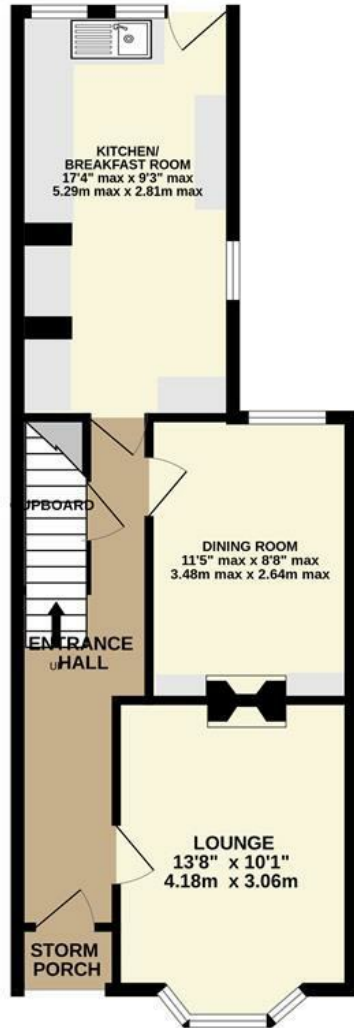
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



3 BEDROOM END TERRACE

TOTAL FLOOR AREA: 1011 sq.ft. (93.9 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 should not be relied upon for any legal or financial purpose. This plan is for illustrative purposes only. The services, systems and appliances are to their operability or Made with M...



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
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
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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