



Flaxfield Road, Brookvale, Basingstoke, RG21 8SF
Guide Price £325,000



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NO ONWARD CHAIN - CHEQUERS are delighted to market this renovated two bedroom end of terrace home, benefiting from 2 off road parking spaces (one to the side and one to the rear) and a town centre location. The property has been finished to a high standard and includes a refitted kitchen and bathroom, new radiators, new flooring throughout and new windows and doors. There is also a small utility room, a bonus room in the loft with skylight windows and garden to the front and rear. (draft particulars - awaiting vendors approval).

ENTRANCE HALL:

Double glazed front door, laminate flooring, stairs to first floor.

LOUNGE:

10'8" max x 10'6" max (3.25m max x 3.20m max)

Front aspect, double glazed window, feature fireplace, radiator, laminate flooring, NTL & Openreach point.

DINING ROOM:

13'3" max x 11'11" max (4.04m max x 3.63m max)

Side aspect, twin double glazed windows, feature fireplace, radiator, under stairs cupboard with combi boiler, laminate flooring, access to kitchen and utility area.

KITCHEN:

9'1" max x 7'7" max (2.77m max x 2.31m max)

Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces, inset circular sink unit, fitted oven and hob with extractor over, radiator, double glazed door to rear garden.

UTILITY AREA:

Appliance space work surface, door to -

BATHROOM:

6'2" x 5'8" max (1.88m x 1.73m max)

Rear aspect, double glazed window, refitted and comprising panel enclosed bath with mixer tap and shower attachment, shower screen, vanity unit with inset wash hand basin and low level w.c., tiled surrounds.

STAIRCASE GIVES ACCESS TO LANDING:

Stairs to second floor.

BEDROOM ONE:

14' max x 10'9" (4.27m max x 3.28m)

Front aspect, double glazed window, feature cast iron fireplace, radiator, built-in cupboard.

BEDROOM TWO:

13'3" max x 8'8" max (4.04m max x 2.64m max)

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

STAIRCASE GIVES ACCESS TO BONUS ROOM:

13'6" max x 8'8" max (4.11m max x 2.64m max)

Twin sky light windows, radiator, eaves storage.

GARDENS:

To the front of the property is a small well stocked garden, pathway to the front door, driveway for 1 car to the side. The garden to the rear has a paved patio, enclosed by low level brick walling and fencing. Rear gate to further parking space.

AGENTS NOTE:

There is a right of way between the rear of the house and the rear garden.

MONEY LAUNDERING REGULATIONS:

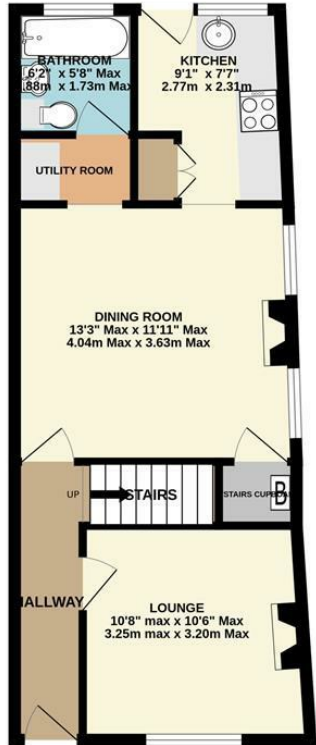
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

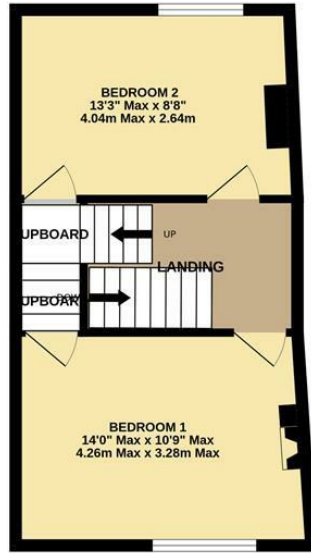
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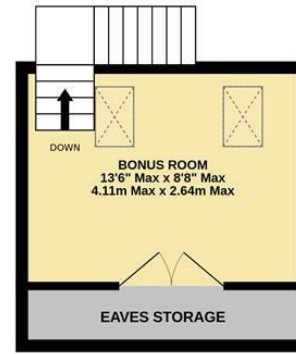
GROUND FLOOR



1ST FLOOR



2ND FLOOR



2/3 BEDROOM END OF TERRACE

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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