



Britten Road, Brighton Hill, Basingstoke, RG22 4HN
Guide Price £325,000



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CHEQUERS are delighted to market this well presented three bedroom semi-detached family home in a popular location with easy access to schools and shops. Benefiting from a kitchen, 24' lounge/dining room, three bedrooms, family bathroom, double glazing throughout, gas radiator heating and a garage in a nearby block, an early viewing is recommended. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

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

LOUNGE/DINING ROOM:

24'7" max x 12'8" max (7.49m max x 3.86m max)

Double aspect, double glazed window to front, double glazed sliding patio doors to rear garden, two radiators, under stairs cupboard, door to -

KITCHEN:

9'8" x 7'8" (2.95m x 2.34m)

Rear aspect, double glazed window, comprising range of eye and base level units, square edged work surfaces, inset stainless steel sink unit with mixer tap, fitted oven and hob with extractor over, plumbing for washing machine, appliance space, laminate flooring, double glazed door to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

Double glazed window, storage cupboard, access to loft space.

BEDROOM ONE:

12'4" x 9'7" (3.76m x 2.92m)

Front aspect, double glazed window, radiator.

BEDROOM TWO:

11'01" max x 9'7" (3.38m max x 2.92m)

Rear aspect, double glazed window, radiator, airing cupboard.

BEDROOM THREE:

6'8" min x 6'4" min (2.03m min x 1.93m min)

Front aspect, double glazed window, radiator, over stairs cupboard.

BATHROOM:

6'12 x 5'9" (1.83m x 1.75m)

Rear aspect, double glazed window, suite comprising panel enclosed bath with electric shower over, low level w.c., wash hand basin with cupboard below, tiled surrounds, radiator, inset spotlights.

GARDENS:

To the front of the property is a lawned garden with pathway to the front door and side gate access. To the rear of the property is a patio leading to lawned area with shaped borders, ornamental pond and rockery, further patio area to rear, outside tap, enclosed by panelled fencing.

GARAGE:

Single garage in nearby block with up and over door.

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:

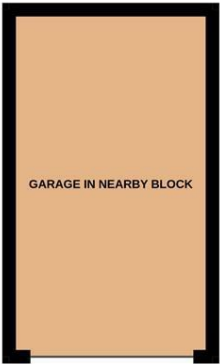
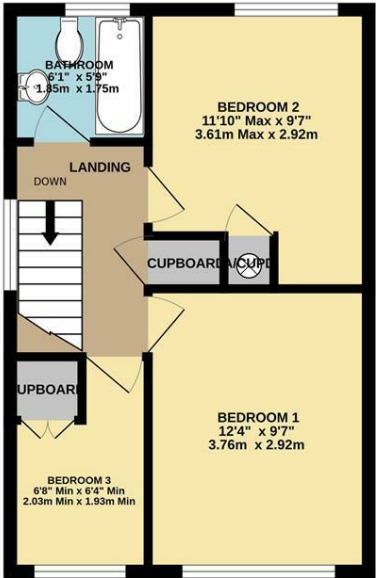
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GROUND FLOOR

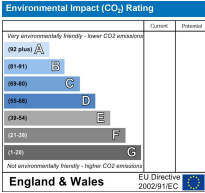
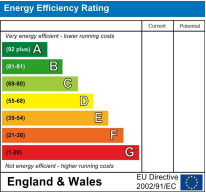


1ST FLOOR



3 BEDROOM SEMI

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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