



Boyce Close, Brighton Hill, Basingstoke, RG22 4JY
Guide Price £260,000



CHEQUERS

Independent Estate Agents

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NO ONWARD CHAIN - CHEQUERS are pleased to offer this generously sized two bedroom mid terraced house, situated on the outskirts of the popular Brighton Hill development. The accommodation requires modernisation and includes lounge, kitchen/dining room, two double bedrooms, bathroom, separate w.c and an enclosed rear garden. (draft particulars - awaiting vendors approval).

ENTRANCE PORCH:

Storage cupboard, glazed door to -

ENTRANCE HALL:

Stairs to first floor, walk-in storage/cloaks cupboard, radiator.

LOUNGE:

14'4" max x 10'5" (4.37m max x 3.18m)

Rear aspect, double glazed window, radiator, under stairs cupboard.

KITCHEN/DINING ROOM:

13'1" max x 12'9" max (3.99m max x 3.89m max)

Rear aspect, range of eye and base level units, work surfaces, single drainer sink unit, appliance space, radiator, door to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, storage cupboard, airing cupboard.

BEDROOM ONE:

12'7" max x 11'5" max (3.84m max x 3.48m max)

Rear aspect, double glazed window, radiator.

BEDROOM TWO:

11'3" max x 10'8" max (3.43m max x 3.25m max)

Rear aspect, double glazed window, radiator.

BATHROOM:

White suite comprising panel enclosed bath, wash hand basin, radiator, double glazed window.

SEPARATE W.C:

Low level w.c., double glazed window.

GARDENS:

To the front of the property is a small shingled area. To the rear of the property is a good sized garden, seasonally over grown, enjoying a good level of privacy. Communal parking to the front of the property.

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.

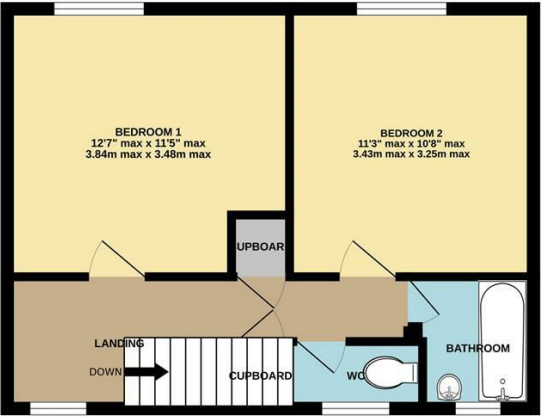
REFERRALS:

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
424 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



2 BEDROOM MID TERRACE

TOTAL FLOOR AREA : 833 sq.ft. (77.4 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 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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