



Scarlatti Road, Old Hatch Warren, Basingstoke, RG22 4LY
Guide Price £425,000



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CHEQUERS are pleased to offer for sale this extended 4 - 5 bedroom semi-detached home situated in the popular area of Old Hatch Warren. The property offers flexible accommodation which requires a viewing to be fully appreciated - lounge, dining room, kitchen/breakfast room, family room/bedroom five and shower room on the ground floor. There are four bedrooms and a family bathroom arranged on the first floor. Further benefits include double glazing, gas radiator heating, off road parking and a landscaped rear garden. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Radiator.

KITCHEN/BREAKFAST ROOM:

20'1" max x 7'10" (6.12m max x 2.39m)

Front aspect, double glazed window, modern fitted kitchen comprising range of eye and base level units, roll edged work surfaces, cooker point with extractor hood over, appliance space, wine rack, spotlights, square arch to further kitchen area with storage cupboards and further appliance space.

FAMILY ROOM/BEDROOM FIVE:

11'2" max x 8' max (3.40m max x 2.44m max)

Front aspect, double glazed window, radiator, door to -

SHOWER ROOM:

Modern white suite comprising double shower cubicle, vanity unit with inset wash hand basin, low level w.c., tiled surrounds, cupboard housing boiler.

LOUNGE:

14'8" x 10'9" (4.47m x 3.28m)

Double aspect, double glazed windows, radiator, door to -

DINING ROOM:

14'8" x 7'10" (4.47m x 2.39m)

Rear aspect, sliding patio doors to rear garden, stairs to first floor, radiator, storage cupboard.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

BEDROOM ONE:

11'3" x 8'3" (3.43m x 2.51m)

Rear aspect, double glazed window, range of built-in wardrobes, radiator.

BEDROOM TWO:

10' x 8' (3.05m x 2.44m)

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

BEDROOM THREE:

9'4" x 8'3" (2.84m x 2.51m)

Rear aspect, double glazed window, radiator.

BEDROOM FOUR:

9'4" max x 7'3" max (2.84m max x 2.21m max)

Front aspect, double glazed window, radiator.

BATHROOM:

6'9" x 6'3" (2.06m x 1.91m)

Side aspect, white suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c., wash hand basin, tiled surrounds, chrome heated towel rail.

GARDENS:

To the front of the property is a block paved driveway with mature hedge borders. side gate to rear. To the rear of the property is a well maintained garden enjoying a private aspect, patio with ornamental pond, lawned area with stocked flower and shrub borders.

AGENTS NOTE:

Where a property has been extended or altered, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

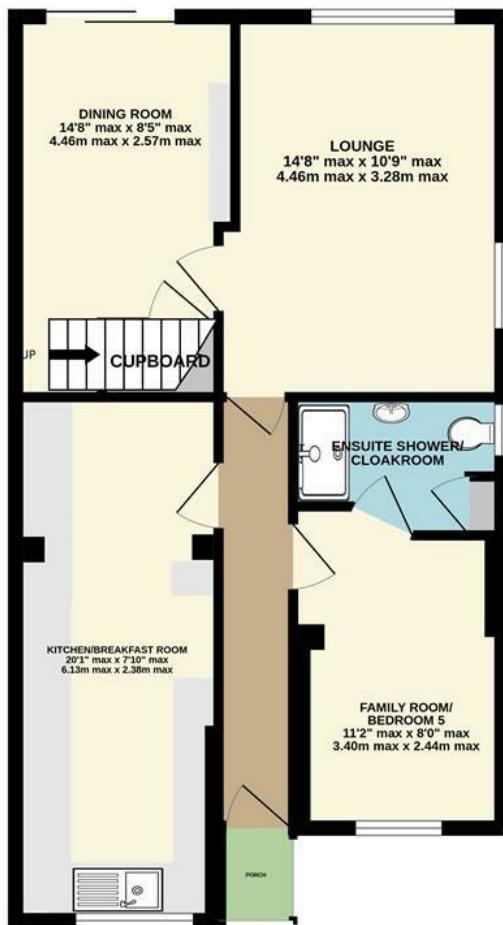
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

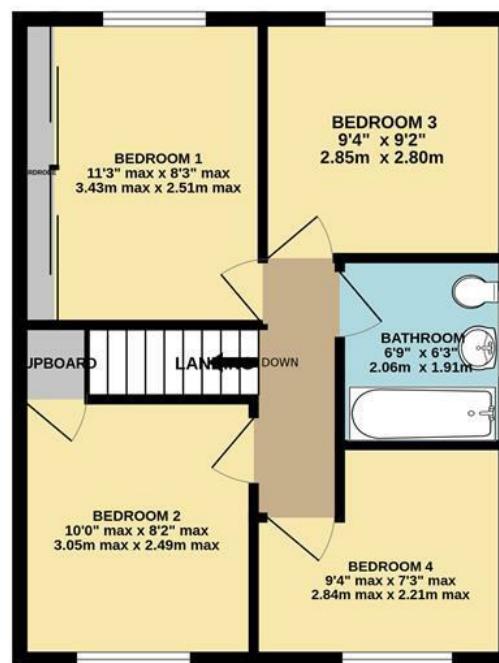
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



4/5 BEDROOM SEMI

TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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 is given 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 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		71	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		71	78

WHS uses its endeavour to make up the deficits occurring in the budget to provide additional money for the maintenance of the property. This is done by the sale of the main services at any of the main points (including power points) or by the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.

