



CHEQUERS  
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**FOR SALE**  
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Porter Road, Brighton Hill, Basingstoke, RG22 4JR  
**Guide Price £295,000**



## Porter Road, Brighton Hill, Basingstoke, RG22 4JR

NO ONWARD CHAIN - Chequers are pleased to preset this mid terraced property set on the popular Brighton Hill development. The property benefits from driveway parking and a garage in a nearby block. The accommodation includes living room, fitted kitchen, two double bedrooms and a modern bathroom suite with a shower over the bath. The garden to the rear enjoys a private aspect and extends to approximately 65' with patio and garden shed. (draft particulars - awaiting vendors approval)

### ENTRANCE PORCH:

5'7" x 4'10" max (1.70m x 1.47m max)

Double glazed window, double glazed front door, cupboard housing meters, cupboard with fuse box, radiator, laminate flooring, door to -

### LIVING ROOM:

14'4" max x 12'4" (4.37m max x 3.76m)

Front aspect, double glazed window, radiator, SKY t.v point, wall light points, laminate flooring, stairs to first floor, door to -

### KITCHEN:

12'3" x 7'6" min (3.73m x 2.29m min)

Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces, inset 1.5 bowl sink unit, fitted oven and hob with extractor over, plumbing for washing machine, appliance space, wall mounted gas fired boiler, radiator, double glazed door to rear garden.

### STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Radiator, access to loft space.

### BEDROOM ONE:

12'5" x 8' (3.78m x 2.44m)

Front aspect, twin double glazed windows, radiator.

### BEDROOM TWO:

12'5" x 7'8" (3.78m x 2.34m)

Rear aspect, twin double glazed windows, radiator, over-stairs wardrobe, laminate flooring.

### BATHROOM:

9'3" x 5'9" (2.82m x 1.75m)

Suite comprising panel enclosed bath with shower over and glass shower screen, low level w.c., pedestal wash hand basin, radiator, tiled splash backs, built-in cupboard, extractor fan.

### GARDENS:

To the front of the property the garden is block paved providing parking for 1 car, small shingled border. The garden to the rear extends to approximately 65 and enjoys a private aspect, paved patio, lawned area, flower and shrub borders, outside light and tap, garden shed, enclosed by panelled fencing, rear gate access.

### GARAGE:

Single garage in nearby block.

### COUNCIL TAX:

Band C

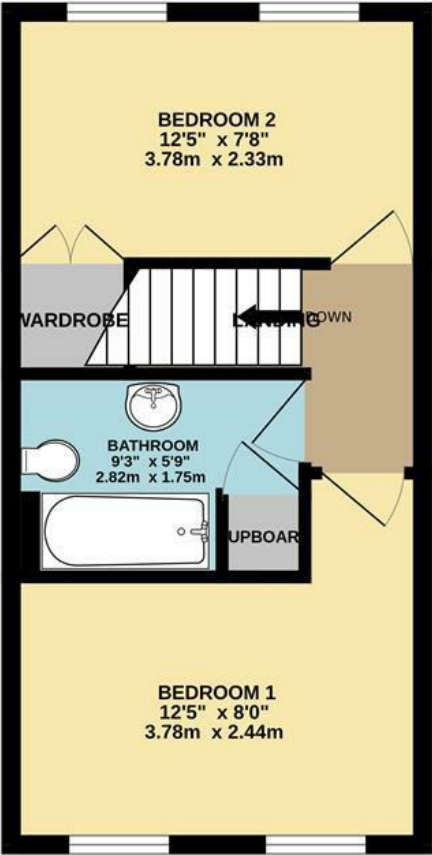
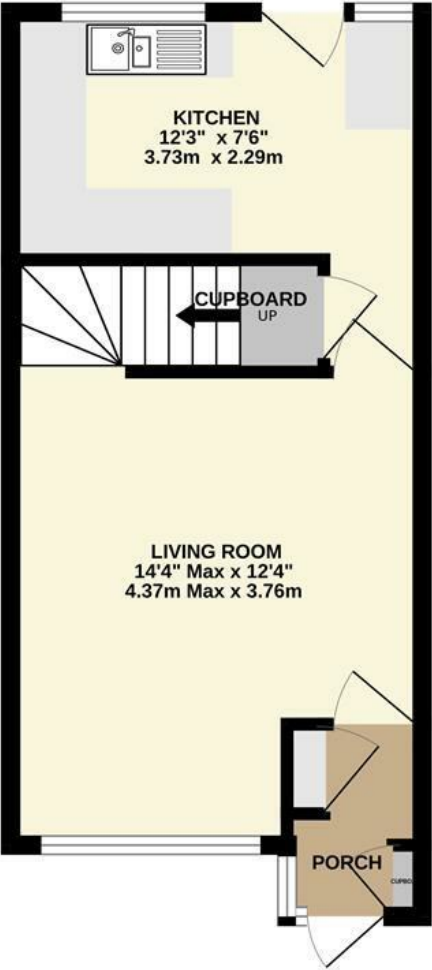
### MONEY LAUNDERING REGULATIONS:

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.





2 BEDROOM TERRACED

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 for illustrative purposes only. This plan is for illustrative purposes only and should not be relied upon for any other purpose. The services, systems and appliances shown are as to their operability or efficiency as shown.

