



Andover Road, Oakley, Basingstoke, RG23 7HB  
**Guide Price £550,000**





## Andover Road, Oakley, Basingstoke, RG23 7HB

CHEQUERS are pleased to offer for sale this detached residence set in the popular village of Oakley and enjoying a superb plot with great development/extension potential - subject to the usual planning permissions. The property currently offers sitting room, kitchen, conservatory, two bedrooms and a bathroom. The property is approached via a private land and further benefits include various outbuildings and ample parking. The plot is of a generous size providing the opportunity to extend the existing property or develop with another dwelling - subject to planning. Viewing is recommended to appreciate the potential on offer. (draft particulars - awaiting vendors approval).

### ENTRANCE HALL:

Double glazed front door, night storage heater, access to loft space.

### SITTING ROOM:

11' x 8'9" (3.35m x 2.67m)

Front aspect, double glazed window, night storage heater.

### KITCHEN:

13'4" x 12' (4.06m x 3.66m)

Double aspect, double glazed windows, range of eye and base level units, single drainer sink unit with mixer tap, fitted oven and hob, plumbing for washing machine and dishwasher, appliance space, log burner, double glazed French doors to conservatory, door to -

### BOOT ROOM:

7'2" x 3' (2.18m x 0.91m)

Rear and side aspect, double glazed windows, door to side.

### CONSERVATORY:

9'7" x 6'4" (2.92m x 1.93m)

Double glazed construction, laminate flooring, double glazing door to garden.

### BEDROOM ONE:

11' x 9' (3.35m x 2.74m)

Double aspect, double glazed windows, night storage heater.

### BEDROOM TWO:

8'9" max x 7'5" max (2.67m max x 2.26m max)

Side aspect, double glazed window, night storage heater.

### BATHROOM:

7'5" x 5'11" (2.26m x 1.80m)

Side aspect, double glazed window, panel enclosed bath with electric shower over, shower screen, low level w.c., pedestal wash hand basin, tiled surrounds, wall mounted heater.

### GARDENS:

The property is approached via twin 5 bar gates. driveway for numerous vehicles, lawned areas to either side of the bungalow, side pathway to rear garden, enclosed by fencing and mature hedging. To the rear of the property is a lawned garden with timber outbuilding, shed and green house, ornamental pond, patio area, enclosed by fencing and mature hedging.

### COUNCIL TAX:

Band F

### MONEY LAUNDERING REGULATIONS:

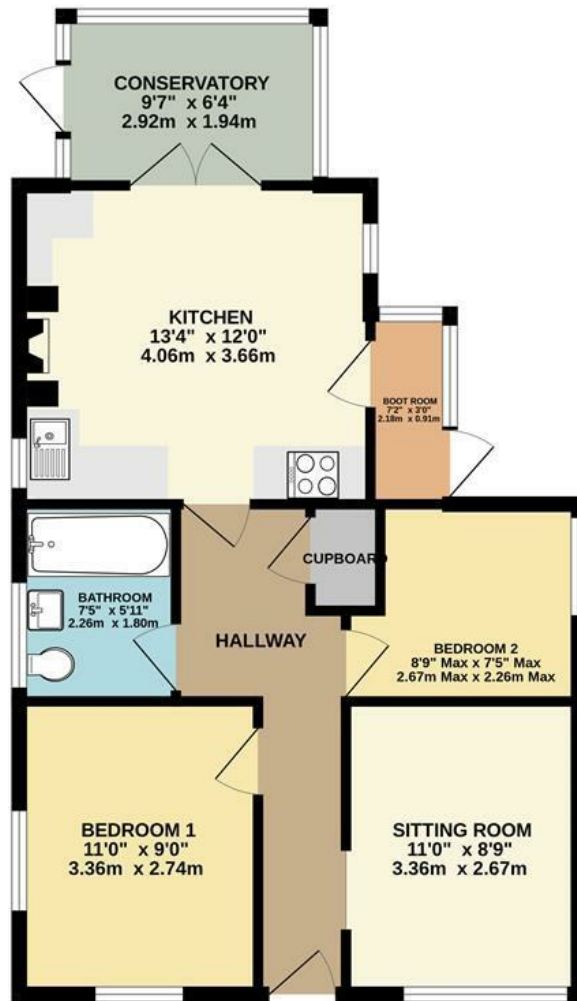
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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  
627 sq.ft. (58.2 sq.m.) approx.



## 2 BEDROOM DETACHED BUNGALOW

TOTAL FLOOR AREA : 627 sq.ft. (58.2 sq.m.) approx.

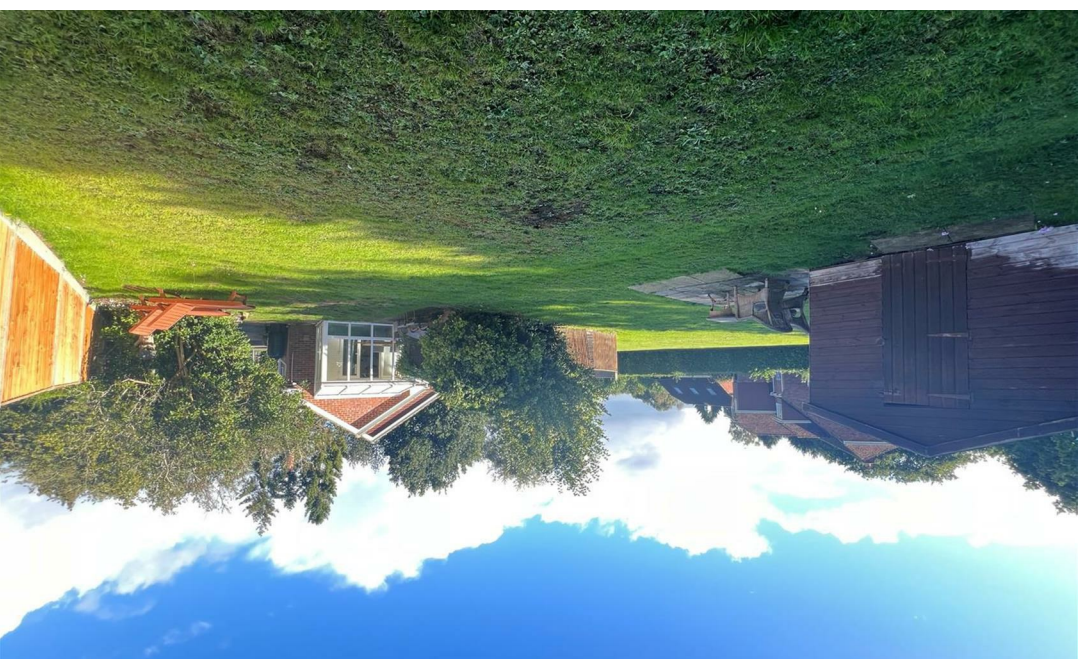
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, omission or mis-statement have not can be given prospective purchasers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			75
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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





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T 01256 810018

E sales@chequersestateagents.co.uk

Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property in accordance with the Property Misdescriptions Act 1991. Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, gas or electrical appliances (including power points) or any of 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.