



Byfleet Avenue, Old Basing, Basingstoke, RG24 7HR
Guide Price £475,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer this semi-detached home set in the heart of the village of Old Basing. The property offers well balanced accommodation including cloakroom, lounge, dining room, kitchen and utility room, three bedrooms and a modern shower room. Further benefits include 17' garage, parking and an enclosed rear garden. (draft particulars - awaiting vendors approval)

ENTRANCE PORCH:

Part glazed front door, glazed door to -

ENTRANCE HALL:

Stairs to first floor, radiator, storage cupboard.

CLOAKROOM:

Low level w.c., vanity unit with inset wash hand basin, radiator, extractor fan.

LOUNGE:

15'1" x 13'6" (4.60m x 4.11m)

Front aspect, double glazed window, radiator, square arch to -

DINING ROOM:

11' max x 10'11" max (3.35m max x 3.33m max)

Rear aspect, double glazed French doors to rear garden, radiator.

KITCHEN:

11' max x 9'1" max (3.35m max x 2.77m max)

Rear aspect, range of eye and base level units, roll edged work surfaces, single drainer sink unit, cooker point, wine rack, tiled flooring, glazed door to -

UTILITY ROOM:

8'10" x 7'9" (2.69m x 2.36m)

Rear aspect, eye and base level units, roll edged work surfaces, appliance space, glazed door to garden, door to garage.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard.

BEDROOM ONE:

15'5" x 11' (4.70m x 3.35m)

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

BEDROOM TWO:

14'3" x 11' (4.34m x 3.35m)

Rear aspect, double glazed window, radiator.

BEDROOM THREE:

11'7" x 9'10" (3.53m x 3.00m)

Front aspect, double glazed window, radiator, storage cupboard.

SHOWER ROOM:

Modern white suite comprising walk-in double shower cubicle, vanity unit with inset wash hand basin and low level w.c., heated towel rail, double glazed window.

GARAGE:

22'10" max x 7'11" max (6.96m max x 2.41m max)

Up and over door, light and power.

GARDENS:

To the front of the property is a block paved driveway leading to garage, mature shrubs and bushes. To the rear of the property is an enclosed garden with feature patio leading to artificial lawn, further patio to rear, stocked borders and mature hedging.

COUNCIL TAX:

Band D

MONEY LAUNDERING REGULATIONS:

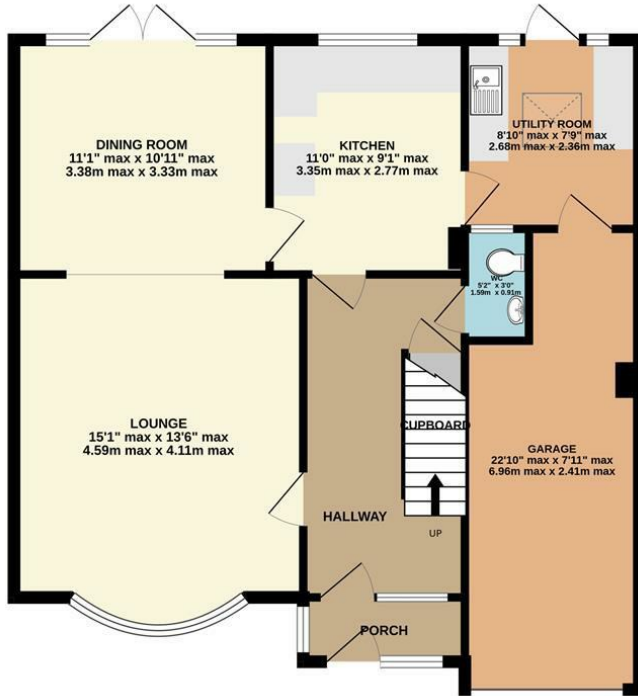
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

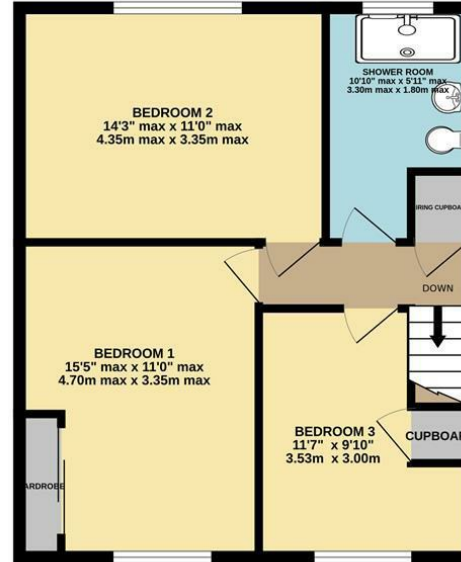
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



3 BEDROOM SEMI

TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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 as to their operability or efficiency can be given.

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Energy Efficiency Rating	
Current	Potential
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
A	
B	
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

