



Hillcrest Court, Winklebury, Basingstoke, RG23 8DA
Guide Price £220,000



Hillcrest Court, Winklebury, Basingstoke, RG23 8DA

NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this 1 bedroom house situated on the outskirts of Basingstoke in a select development. The property offers good sized accommodation including cloakroom, kitchen, living room, double bedroom and a bathroom. Further benefits include gas radiator heating, private rear garden and allocated parking. (draft particulars - awaiting vendors approval).

ENTRANCE HALL:

Glazed front door, radiator, door to living room, door to -

CLOAKROOM:

White suite comprising low level w.c., wash hand basin, tiled flooring, radiator.

KITCHEN:

8'8" max x 6'1" (2.64m max x 1.85m)

Front aspect, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, fitted hob with extractor over and oven below, wall mounted boiler, appliance space, tiled surrounds, radiator.

LIVING ROOM:

20'4" max, 11'1" min x 14' max (6.20m max, 3.38m min x 4.27m max)

Rear aspect, sliding patio doors to garden, feature fireplace, radiator, spotlights,

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Access to loft space, radiator.

BEDROOM:

13'9" x 11'4" (4.19m x 3.45m)

Rear aspect, built-in double wardrobe, radiator, spotlights.

BATHROOM:

6'2" x 6'2" (1.88m x 1.88m)

Front aspect, double glazed window, white suite comprising panel enclosed bath, low level w.c., wash hand basin, tiled surrounds, tiled flooring, radiator.

GARDENS:

To the front of the property is an allocated parking space. To the rear of the property is a generously sized garden with a good level of privacy, decking leading to garden, garden shed, rear gate access.

COUNCIL TAX:

Band B

MONEY LAUNDERING REGULATIONS:

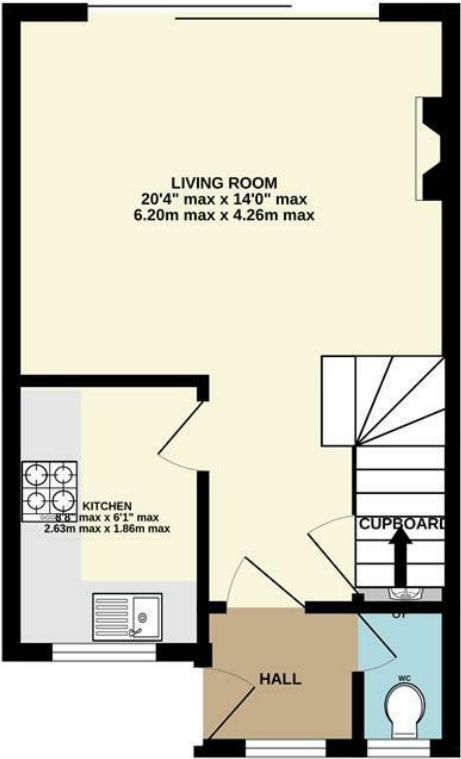
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

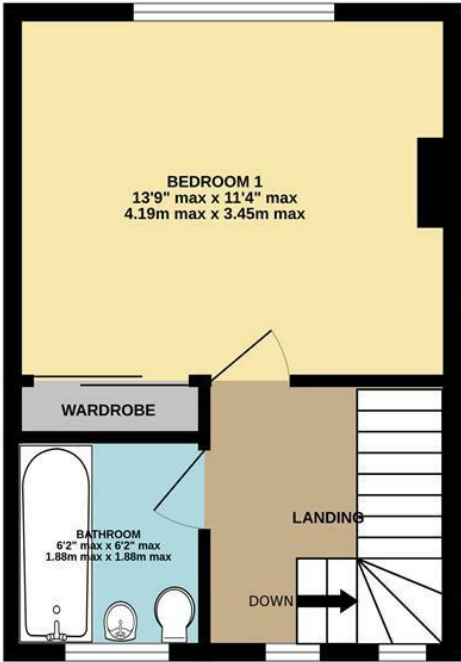
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



1 BEDROOM HOUSE

TOTAL FLOOR AREA : 588 sq.ft. (54.6 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
Very energy efficient - lower running costs	
92-100 A	
81-91 B	
69-80 C	
55-68 D	
49-54 E	
41-45 F	
35-39 G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
92-100 A	
81-91 B	
69-80 C	
55-68 D	
49-54 E	
41-45 F	
35-39 G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

