



Bowyer Close, Town Centre, Basingstoke, RG21 8UZ  
**Guide Price £250,000**



**CHEQUERS**

Independent Estate Agents



## **Bowyer Close, Town Centre, Basingstoke, RG21 8UZ**

NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this three bedroom end of terrace home, situated in a convenient location close to the town centre and local amenities. Whilst the property requires modernisation, there is plenty of potential with the accommodation comprising lounge/dining room, kitchen, three bedrooms and a family bathroom. Further benefits include a generously sized rear garden and a single garage in a nearby block. (draft particulars - awaiting vendors approval).

### **LOUNGE/DINING ROOM:**

**23'2" x 14'8" max (7.06m x 4.47m max)**

Double aspect, stairs to first floor, fitted gas fire, glazed door to rear garden.

### **KITCHEN:**

**8'9" x 7'1" (2.67m x 2.16m)**

Rear aspect, work surfaces, inset sink unit with mixer tap, appliance space, eye level storage and shelving.

### **STAIRCASE GIVES ACCESS TO LANDING:**

Access to loft space, storage cupboard.

### **BEDROOM ONE:**

**11'6" x 8'4" (3.51m x 2.54m)**

Rear aspect, built-in double wardrobe.

### **BEDROOM TWO:**

**9'9" x 8'4" (2.97m x 2.54m)**

Front aspect, built-in wardrobe.

### **BEDROOM THREE:**

**6'9" x 6' (2.06m x 1.83m)**

Front aspect.

### **BATHROOM:**

**6'2" x 5'3" (1.88m x 1.60m)**

Rear aspect, panel enclosed bath, low level w.c., wash hand basin.

### **GARDENS:**

To the front of the property is a lawned garden with pathway to the front door, overlooking a communal green. To the rear of the property is an enclosed garden, patio leading to lawned area with shrub borders, outbuilding, rear gate access.

### **GARAGE:**

In nearby block with up and over door.

### **COUNCIL TAX:**

Band C

### **MONEY LAUNDERING REGULATIONS:**

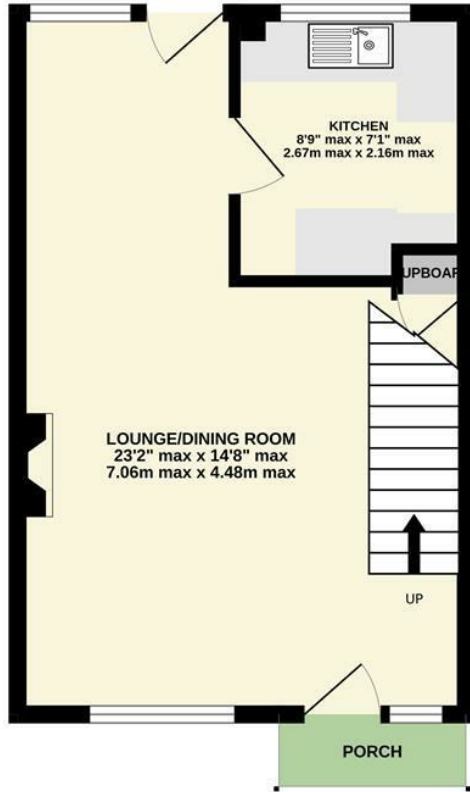
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### **REFERRALS:**

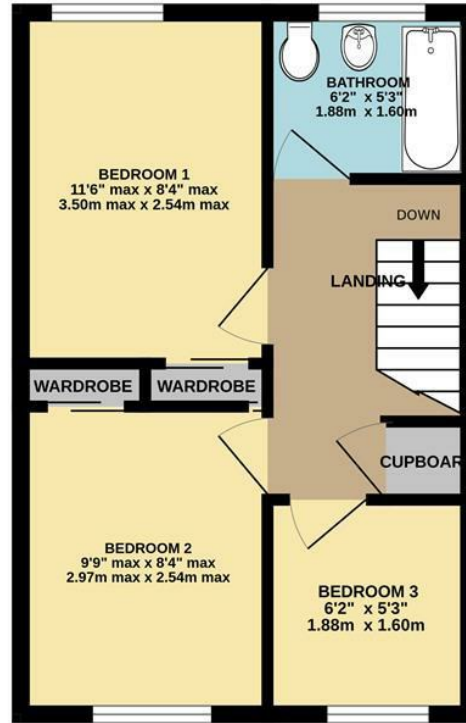
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



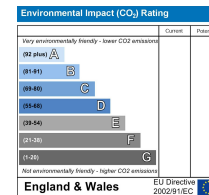
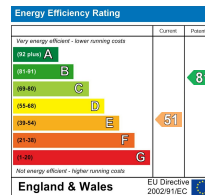
1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



3 BEDROOM END TERRACE

TOTAL FLOOR AREA : 672 sq.ft. (62.4 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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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. Chaquers 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.