



Cropmark Way, Hatch Warren, Basingstoke, RG22 4TA  
**Guide Price £315,000**



**CHEQUERS**  
Independent Estate Agents



## Cropmark Way, Hatch Warren, Basingstoke, RG22 4TA

CHEQUERS are pleased to offer this two bedroom end of terrace house, presented in good decorative order throughout with parking to the side and a private rear garden. Situated in a cul-de-sac with easy access to local amenities, prompt viewing is recommended. (draft particulars - awaiting vendors approval).

### ENTRANCE HALL:

Double glazed front door, radiator, laminate flooring.

### LIVING ROOM:

13'9" x 10'2" (4.19m x 3.10m)

Front aspect, t.v aerial point, double radiator, laminate flooring.

### KITCHEN/DINING ROOM:

13'3" x 8'2" (4.04m x 2.49m)

Rear aspect, range of eye and base level units with concealed lighting, single drainer sink unit with mixer tap, work surfaces, fitted oven and hob with extractor over, appliance space, wall mounted boiler, tiled surrounds, double radiator, under stairs cupboard, double glazed door to rear garden, laminate flooring.

### STAIRCASE GIVES ACCESS TO LANDING:

### BEDROOM ONE:

12'6" x 10'6" (3.81m x 3.20m)

Front aspect, double glazed window, radiator, double wardrobe.

### BEDROOM TWO:

9'5" x 6'9" (2.87m x 2.06m)

Rear aspect, double glazed window, radiator, wardrobe cupboards with dressing table area and shelving, laminate flooring, access to loft space.

### BATHROOM:

White suite comprising panel enclosed bath with shower over, shower screen, pedestal wash hand basin with mixer tap, low level w.c., tiled surrounds radiator, ceramic tiled flooring.

### GARDENS:

To the front of the property is a shrub border, step up to front door. Allocated parking to the side. To the rear of the property is a paved patio with retaining wall, steps up to lawned area, raised bed, well maintained, outside tap and light point, enclosed by close boarded fencing, side gate access.

### COUNCIL TAX:

Band C

### MONEY LAUNDERING REGULATIONS:

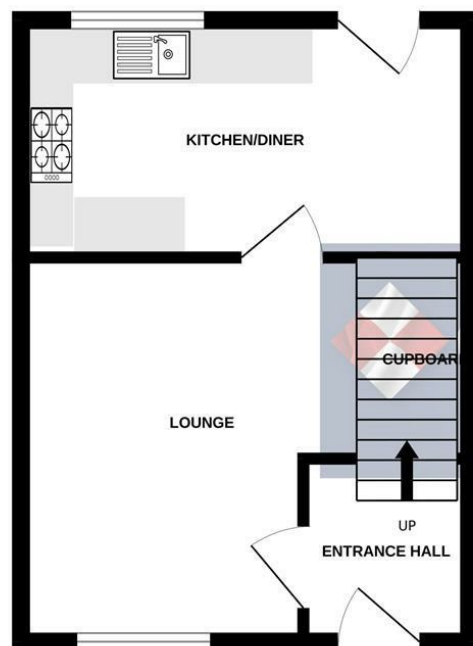
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

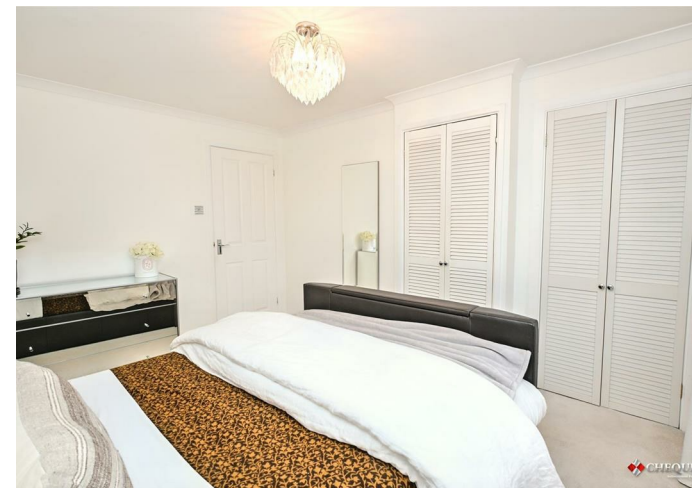
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR



1ST FLOOR



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
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not energy efficient - higher running costs			
England & Wales		68	75
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



