



High Drive, Berg Estate, Basingstoke, RG22 6JT
Guide Price £400,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this well presented detached bungalow, situated on the popular Berg Estate. The property has been well maintained and viewing is recommended to appreciate the features on offer, including entrance hall, living room, conservatory, kitchen/dining room, three bedrooms and a bathroom. Further benefits include ample parking, and a private rear garden with garage and outbuilding.

ENTRANCE PORCH:

Front door, window to side, door to -

ENTRANCE HALL:

Airing cupboard, access to loft space, radiator, storage cupboard.

LIVING ROOM:

16'11" x 10'11" (5.16m x 3.33m)

Twin side aspect, feature ornamental fireplace, radiator, sliding patio doors to -

CONSERVATORY:

9'11" x 6'11" (3.02m x 2.11m)

Sliding patio doors to rear garden.

KITCHEN/DINING ROOM:

13'3" x 9'11" (4.04m x 3.02m)

Side and rear aspect, range of eye and base level units, single drainer sink unit with mixer tap, roll edged work surfaces, wine rack, fitted oven and hob with extractor over, radiator, appliance space, wall mounted boiler, double glazed door to rear garden.

BEDROOM ONE:

10'11" x 9'11" (3.33m x 3.02m)

Front aspect, double glazed window, radiator.

BEDROOM TWO:

10'9" max x 6'11" max (3.28m max x 2.11m max)

Side aspect, double glazed window, radiator.

BEDROOM THREE:

9'11" x 6'4" (3.02m x 1.93m)

Front aspect, double glazed window, radiator.

BATHROOM:

Modern white suite comprising panel enclosed bath with mixer tap and shower over, vanity unit with inset wash hand basin and low level w.c., tiled surrounds, radiator, double glazed window.

GARDENS:

To the front of the property is block paved pathway providing ample parking, mature flower and shrub border, side gate access, double swing gates leading to side of the property and the garage. To the rear of the property is an enclosed garden, enjoying a private aspect, patio leading to lawned area, flower and shrub borders, outside tap, shed and workshop.

GARAGE:

With up and over door.

COUNCIL TAX:

Band D

MONEY LAUNDERING REGULATIONS:

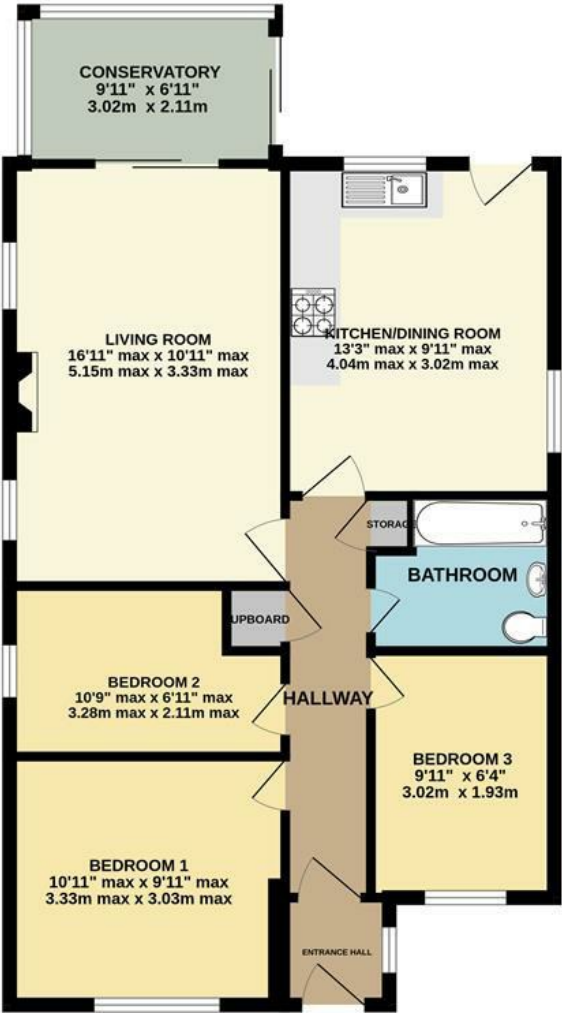
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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
760 sq.ft. (70.6 sq.m.) approx.



3 BEDROOM DETACHED BUNGALOW

TOTAL FLOOR AREA : 760 sq.ft. (70.6 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-st prospective purchase and no respon only and show tem have not can be given 26



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
92-100 A	
81-91 B	
69-80 C	
55-68 D	
49-54 E	
41-48 F	
35-39 G	
21-34	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A	
81-91 B	
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