

Winchester Road, Town Centre, Basingstoke, RG21 8UL

Guide Price £325,000

CHEQUERS
Independent Estate Agents

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NO ONWARD CHAIN - CHEQUERS are pleased to market this Victorian end of terrace cottage which retains character and charm and benefits from a good sized westerly facing rear garden with porcelain tiled patio. The accommodation includes lounge, separate dining room, 19' kitchen with double doors to the rear garden, two double bedrooms and a bathroom Viewing is recommended to avoid disappointment.

DINING ROOM:
13'3" x 10'1" (4.04m x 3.07m)
Front door, front aspect sash window, stairs to first floor, radiator, laminate flooring, feature fireplace with gas fire, opening to -

LOUNGE:
15'6" x 11'1" (4.72m x 3.38m)
Rear aspect, double glazed bi-fold doors to garden, feature cast-iron fireplace, radiator, laminate flooring, cupboard housing gas fired boiler, spotlights, door to -

KITCHEN:
19'1" x 6'1" (5.82m x 1.85m)
Double aspect, stable door to rear garden, twin side aspect wood casement windows, double glazed French doors to rear garden, range of eye and base level units, wood block work surfaces with inset Belfast sink, fitted oven and hob, plumbing for washing machine, appliance space, two radiators, laminate flooring.

STAIRCASE GIVES ACCESS TO LANDING:
Side aspect, double glazed window, access to part boarded loft space with light and ladder.

BEDROOM ONE:
15'8" max x 10'2" (4.78m max x 3.10m)
Front aspect, twin sash windows, radiator, laminate flooring.

BEDROOM TWO:
11'2" x 8'9" (3.40m x 2.67m)
Rear aspect, double glazed window, radiator.

BATHROOM:
7'2" x 6'6" (2.18m x 1.98m)
Rear aspect, double glazed window, white suite comprising panel enclosed bath with shower over, glass shower screen, low level w.c., wash hand basin with cupboard below, chrome heated towel rail, tiled flooring.

GARDENS:
To the front of the property is a shingled garden with tiled pathway to front door, enclosed by low level brick wall and wrought iron gate. To the rear of the property the garden extends to approximately 80', porcelain tiled patio with steps down to barbecue area, lawed area, outside light, tap and double power point, enclosed by panelled fencing, side gate access.

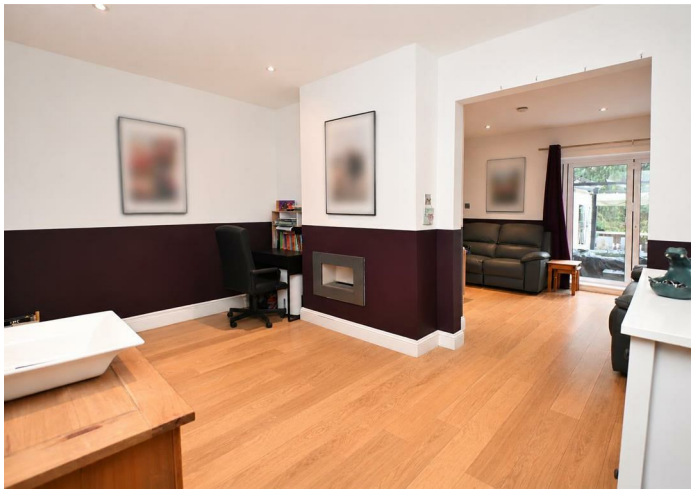
COUNCIL TAX:
Band C

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.

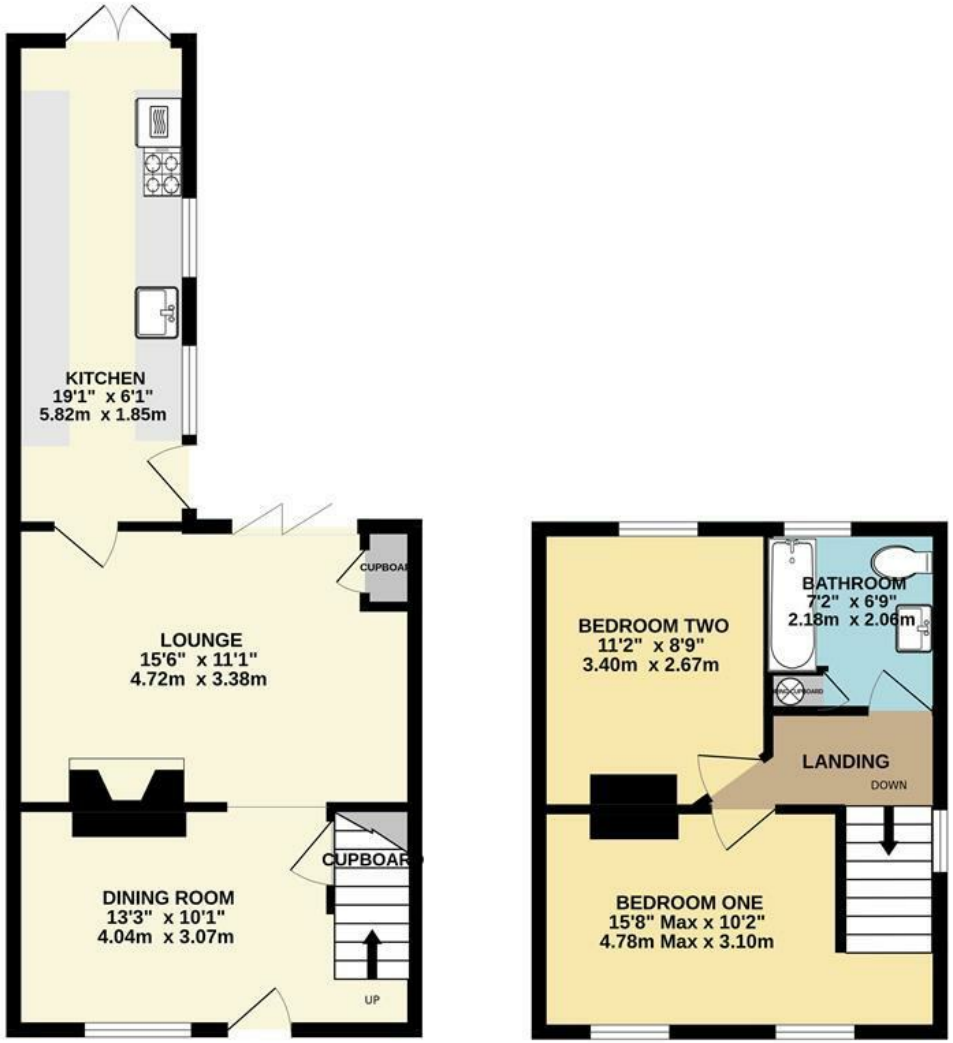






GROUND FLOOR

1ST FLOOR





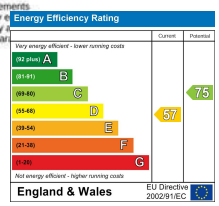


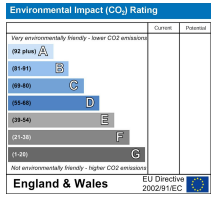


2 BED END TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other item ken for any error, omission or mis-statement. This plan is for as such by any prospective purchaser. The services, systems and no guarantee as to their operability or efficiency can be given. Made















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 propertyIn accordance with the Property Misdescriptions Act 1991, Chequers 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.

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