

Worting Road, Town Centre, Basingstoke, RG21 8YU

Guide Price £465,000

CHEQUERS
Independent Estate Agents

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CHEQUERS are delighted to market this well presented period home, retaining much character and charm. The accommodation is over three floors and comprises lounge, dining room, kitchen/breakfast room on the ground floor; three good sized bedrooms and a family bathroom on the first floor and a master bedroom with en-suite on the second floor. The property benefits from a generously sized rear garden which enjoys a southerly aspect. Located within a mile of the main line station (Waterloo 46 mins) with easy access to local amenities, prompt viewing is recommended.

ENTRANCE HALL:
Double glazed front door, mosaic tiled flooring, stairs to first floor, radiator.

DINING ROOM:
12'1" x 10'8" (3.68m x 3.25m)
Rear aspect, double glazed window, radiator, exposed floor boards, two under stairs cupboards, door to kitchen, bi-fold doors to -

LOUNGE:
11'10" into bay x 10'4" (3.61m into bay x 3.15m)
Front aspect, double glazed bay window, feature fireplace, t.v aerial point, radiator.

KITCHEN/BREAKFAST ROOM:
15'7" x 9' (4.75m x 2.74m)
Rear and side aspect, double glazed windows, range of eye and base level units, glazed display cupboard, granite work surfaces and breakfast bar, inset Belfast sink with mixer tap, space for Range cooker, integrated dishwasher, plumbing for washing machine, appliance space, wall mounted boiler, tiled flooring, inset spotlights, double glazed door to rear garden.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:
Stairs to second floor.

BEDROOM 1 :
12'7" x 11'10" (3.84m x 3.61m)
Front aspect, twin double glazed windows, feature cast iron fireplace, two built-in wardrobes, radiator, exposed floor boards.

BEDROOM THREE:
12' x 8'2" (3.66m x 2.49m)
Rear aspect, double glazed window, feature cast iron fireplace, radiator.

BEDROOM FOUR:
9'1" x 7'7" (2.77m x 2.31m)
Rear aspect, twin double glazed windows, radiator, laminated flooring.

BATHROOM:
7'8" x 5'4" (2.34m x 1.63m)
Side aspect, double glazed window, white suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, tiled flooring, radiator.

STAIRCASE GIVES ACCESS TO SECOND FLOOR LANDING:
Double glazed window, eaves storage cupboard.

BEDROOM 2:
12'3" x 10'3" (3.73m x 3.12m)
Double glazed skylight window, radiator, inset spotlights, over stairs cuboard, door to -

EN-SUITE SHOWER ROOM:
6'7" max x 6'6" max (2.01m max x 1.98m max)
Rear aspect, double glazed window, suite comprising shower cubicle, low level w.c., pedestal wash hand basin, chrome heated towel rail, inset spotlights, extractor fan.

GARDENS:
To the front of the property is a shaled area with mature tree, steps up to front door, side gate to rear garden via alley way. To the rear of the property the garden enjoys a southerly aspect and extends to approximately 75', paved patio area leading to lawn with pergola, further patio area, outside light and power point, outside tap, outside w.c., two garden sheds, enclosed by timber fencing.

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.

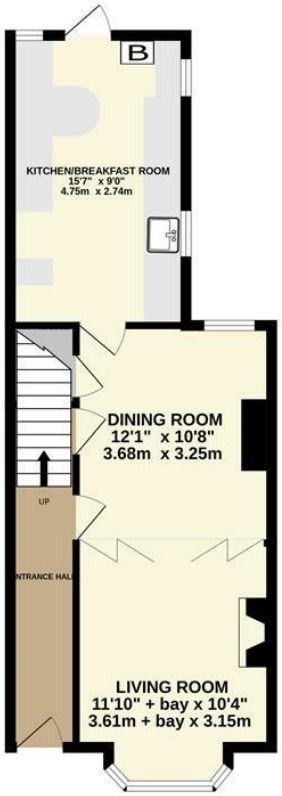
REFERRALS:
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



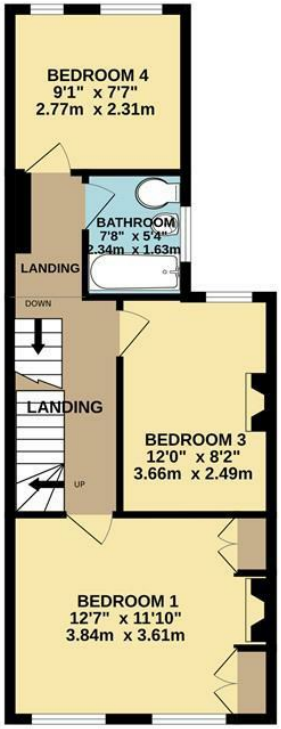




GROUND FLOOR



1ST FLOOR



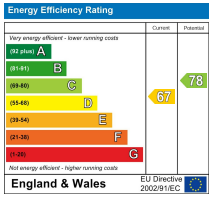
2ND FLOOR

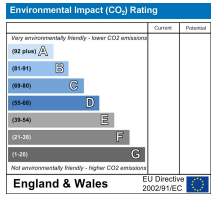


4 BEDROOM SEMI

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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