

Montserrat Road, Popley, Basingstoke, RG24 9PF

Guide Price £325,000

CHEQUERS
Independent Estate Agents

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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this three bedroom end of terrace home, situated on the outskirts of Popley. The property boasts a generously sized corner plot with ample parking and a garage, combined with well balanced accommodation of kitchen, dining room, lounge, shower room, three bedrooms and a family bathroom. Prompt viewing is highly recommended.

ENTRANCE PORCH:
Storage cupboard, glazed door to -

ENTRANCE HALL:
Stairs to first floor, understairs storage.

SHOWER ROOM:
7'4" x 5'9" (2.24m x 1.75m)
Suite comprising shower cubicle, low level w.c., vanity unit with inset wash hand basin, appliance space.

LOUNGE:
11'8" x 11'7" (3.56m x 3.53m)
Rear aspect, double glazed window, sliding door to dining room.

KITCHEN:
11'6" x 8'8" (3.51m x 2.64m)
Front aspect, range of eye and base level units, roll edged work surfaces, single drainer sink unit with mixer tap, fitted oven and hob with extractor over, integrated dishwasher, appliance space, meter/storage cupboard, access to -

DINING ROOM:
11'8" x 7'9" (3.56m x 2.36m)
Rear aspect, double glazed window and door to garden, sliding door to lounge.

STAIRCASE GIVES ACCESS TO LANDING:
Airing cupboard, storage cupboard.

BEDROOM ONE:
15' x 10' (4.57m x 3.05m)
Rear aspect, double glazed window, built-in wardrobe.

BEDROOM TWO:
11'9" x 9'4" (3.58m x 2.84m)
Rear aspect, double glazed window, built-in wardrobe, access to loft space.

BEDROOM THREE:
9'9" max x 8'6" max (2.97m max x 2.59m max)
Front aspect, double glazed window, storage recess.

BATHROOM:
6'8" x 6'1" (2.03m x 1.85m)
Front aspect, white suite comprising panel enclosed bath with shower over, laminate panelled surrounds, vanity unit with inset wash hand basin and low level w.c.

GARAGE:
16'2" x 7'3" (4.93m x 2.21m)
Attached garage with up and over door.

GARDENS:
To the front of the property is driveway parking in front of the garage and further block paving area to the side, shrub border and picket fencing. To the rear of the property is an enclosed garden with a good level of privacy, patio with borders, garden shed, 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.

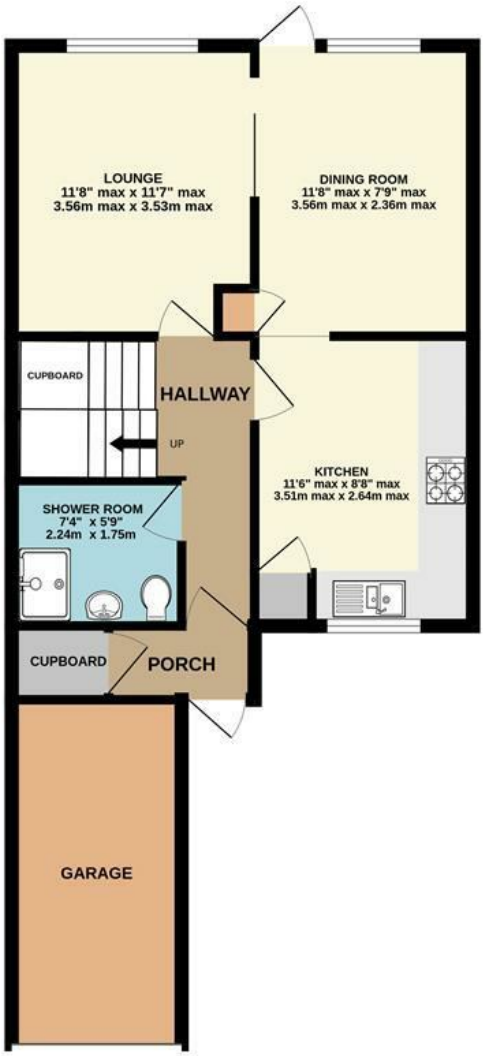
REFERRALS:
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



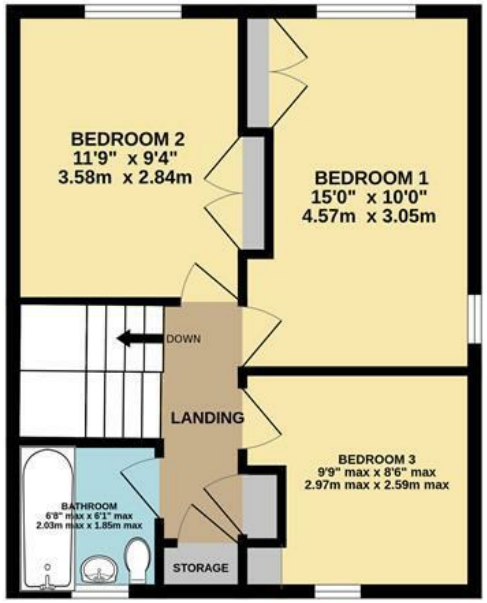




GROUND FLOOR



1ST FLOOR



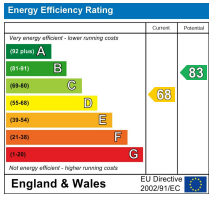


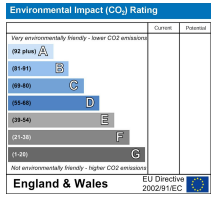




3 BEDROOM END TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here. measurements of doors, windows, rooms and any other items are approximate and omission or mis-statement. This plan is for illustrative purposes or prospective purchaser. The services, systems and appliances shown as to their operability or efficiency can
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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 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.