Coates Close, Brighton Hill, Basingstoke, RG22 4EE

Guide Price £350,000

CHEQUERS
Independent Estate Agents

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CHEQUERS are pleased to offer for sale this extended 'Avon' style semi-detached home, set on the outskirts of the popular Brighton Hill development. The accommodation includes entrance hall, kitchen/breakfast room, lounge/dining room, three good sized bedrooms and a family bathroom. Further benefits include double glazing, gas radiator heating, parking, garage and an enclosed rear garden. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:
Storage cupboard, door to -

KITCHEN/BREAKFAST ROOM:
16'9" max x 11' max (5.11m max x 3.35m max)
Front aspect, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with tap, tiled surrounds, cooker point, extractor hood, spotlights, breakfast bar, radiator, appliance space, door to side.

LOUNGE/DINING ROOM:
19'8" max x 13'9" max (5.99m max x 4.19m max)
Rear aspect, sliding patio doors to garden, radiator, feature wood flooring, stairs to first floor, under stairs cupboard.

STAIRCASE GIVES ACCESS TO LANDING:
Access to loft space, storage cupboards, airing cupboard.

BEDROOM ONE:
11'5" max x 11'4" max (3.48m max x 3.45m max)
Rear aspect, double glazed window, radiator, built-in wardrobes.

BEDROOM TWO:
13' max x 10'8" max (3.96m max x 3.25m max)
Front aspect, double glazed window, radiator.

BEDROOM THREE:
8'10" max x 7'5" max (2.69m max x 2.26m max)
Rear aspect, double glazed window, radiator.

BATHROOM:
11'8" max x 5'3" max (3.56m max x 1.60m max)
Fronta spect, white suite comprsing panel enclosed bath with mixer tap and shower attachment, shower unit over, wash hand basin, low level w.c., part tiled walls, chrome heated towel rail.

GARAGE:
Up and over door.

GARDENS:
To the front of the property is harstanding to the garage, border to side, gate to side access. To the rear of the property is a patio leading to artificial lawn, access to barked area, mature hedging, side access.

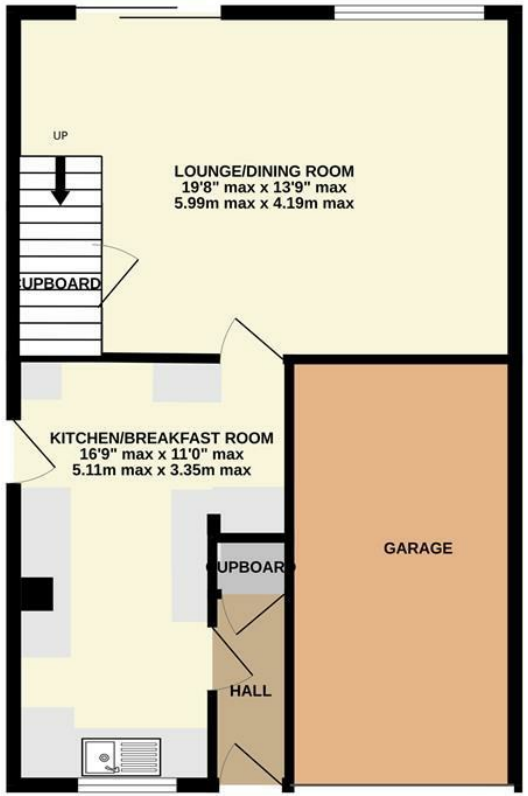
COUNCIL TAX:
Band C

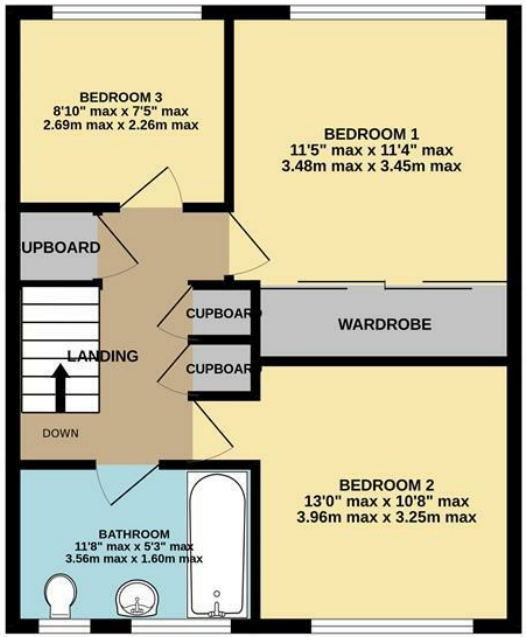
MONEY LAUNDERING REGULATIONS:
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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
607 sq.ft. (56.4 sq.m.) approx.

1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.





3 BEDROOM SEMI

TOTAL FLOOR AREA : 1091 sq.ft. (101.4 sq.m.) approx.

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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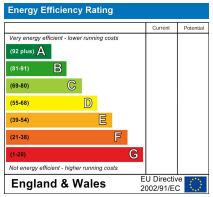

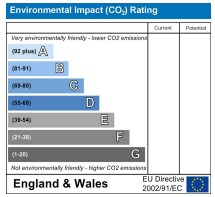

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Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling 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.