



Cliddesden Road, Fairfields, Basingstoke, RG21 3EP
Guide Price £750,000



CHEQUERS
Independent Estate Agents

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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale a character semi-detached home situated in one of the towns most sought after roads. Whilst requiring modernisation, the property offers generous and flexible accommodation over three floors including lounge, 24' family room, 17' kitchen and bathroom on the ground floor; three good sized bedrooms, bathroom and w.c on the first floor with the second floor configured as a studio/bedroom 4 with kitchen area plus a loft room. Further benefits of this fine home include a cellar, a 22' garage, carport and hard standing and a plot extending to approximately 200'.

ENTRANCE HALL:

Stairs to first floor, radiator, door to -

CELLAR:

12'9" x 10'7" (3.89m x 3.23m)
Floor mounted boiler.

LOUNGE:

12'11" max x 12'2" max (3.94m max x 3.71m max)
Front aspect, part bay window, radiators, picture rail.

FAMILY ROOM:

24'5" x 13'4" max (7.44m x 4.06m max)
Triple aspect, radiators, wall light points, picture rail, storage cupboard, door to -

KITCHEN/BREAKFAST ROOM:

17'5" max x 10'2" max (5.31m max x 3.10m max)
Rear and side aspect, work surfaces, base level units, single drainer sink unit with mixer tap, appliance space, tiled surrounds, radiator, door to -

INNER LOBBY:

Storage cupboard, door access to garage, door to -

BATHROOM:

7'2" x 6'6" (2.18m x 1.98m)
Corner bath with mixer tap and shower attachment, radiator, door to cloakroom with low level w.c and wash and basin.

STAIRCASE GIVES ACCESS TO LANDING:

Stairs to second floor.

BEDROOM ONE:

13'4" x 13'3" (4.06m x 4.04m)
Side aspect, built-in wardrobes and storage, radiator, wash hand basin, picture rail.

BEDROOM TWO:

13'5" x 11'1" (4.09m x 3.38m)
Rear aspect, radiator, fireplace.

BEDROOM THREE:

12'11" x 11'1" (3.94m x 3.38m)
Front aspect, radiator, fireplace, picture rail.

BATHROOM:

Panel enclosed bath with mixer tap and shower attachment, wash hand basin. SEPARATE W.C

STAIRS TO SECOND FLOOR STUDIO/BEDROOM 4:

15'1" max x 12' min (4.60m max x 3.66m min)
Rear aspect, fireplace, radiator, door to loft storage, arch to -

KITCHEN AREA:

11'11" max x 9' (3.63m max x 2.74m)
Side aspect, work surfaces with cupboards below, single drainer sink unit, appliance space, radiator.

LOFT/STORAGE ROOM:

12'6" x 8'6" max (3.81m x 2.59m max)

GARDENS:

To the front of the property is a lawned garden enclosed by dwarf walling and railings, well stocked borders and mature hedging, driveway parking for up to 4 cars leading to garage and front door. To the rear of the property is a generously sized garden, feature patio leading to lawned areas, shrub borders, greenhouse, car port.

GARAGE:

22'8" x 17'7" max (6.91m x 5.36m max)
Sliding doors to the front with double swing doors to rear giving access to hardstanding and car port.

COUNCIL TAX:

Band F

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.





Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
201-141	B		
109-80	C		
65-40	D		
29-54	E		
11-18	F		
1-10	G		
Not energy efficient - higher running costs			
		75	52

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions	A		
82-91	B		
69-80	C		
56-65	D		
43-54	E		
31-42	F		
17-30	G		
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

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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 property in 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.

