Woodville Close, Chineham, Basingstoke, RG24 8GS

Guide Price £375,000

CHEQUERS

Independent Estate Agents

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* CLOSED ONWARD CHAIN* CHEQUERS are delighted to market this well presented three bedroom family home, located in a select cul-de-sac of just 7 properties. The accommodation includes modern kitchen with integrated appliances, 16' x 10'7" lounge/dining room opening onto garden, three well proportioned bedrooms, en-suite shower and family bathroom. To the front of a block paved driveway for 2 cars leading to the garage and the rear garden enjoy a private aspect. (draft particulars - awaiting vendors approval).

ENTRANCE HALL:
Double glazed front door, laminate flooring, radiator.

KITCHEN:
9'5" x 7'8" (2.87m x 2.34m)
Front aspect, double glazed window, range of eye and base level units, square edged work surfaces, inset sink unit, fitted oven and hob with extractor over, integrated slim-line dishwasher, integrated fridge/freezer, plumbing for washing machine, wall mounted gas fired boiler, radiator, tiled flooring inset spotlights.

LOUNGE/DINING ROOM:
16'10" x 10'7" (5.13m x 3.23m)
Rear aspect, double glazed French doors to garden, double glazed windows to either side, feature fireplace, laminate flooring, two feature radiators, under stairs cupboard, stairs to first floor.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:
Radiator.

MASTER BEDROOM:
12'1" max x 8'10" plus wardrobes (3.68m max x 2.69m plus wardrobes)
Rear aspect, double glazed windows, twin fitted wardrobes with sliding mirror doors, radiator, door to -

EN-SUITE SHOWER ROOM:
Suite comprising shower cubicle with sliding glass door, vanity unit with inset low level w.c and wash hand basin with cupboard below, chrome heated towel rail, tiled surrounds, tiled flooring, inset spotlights, extractor fan.

BEDROOM TWO:
10' x 8'10" (3.05m x 2.69m)
Front aspect, double glazed window, built-in wardrobe, radiator, access to loft space.

BEDROOM THREE:
8'3" x 8'1" (2.51m x 2.46m)
Front aspect, double glazed skylight window, radiator, eaves storage.

FAMILY BATHROOM:
9'9" max x 4'9" min (2.97m max x 1.45m min)
Rear aspect, double glazed veluxe window, white suite with corner bath with mixer tap and shower attached, glass shower screen, vanity unit with inset w.c and wash hand basin with cupboard below, chrome heated towel rail, tiled walls, extractor fan.

GARAGE:
24'8" max x 8'6" max (7.52m max x 2.59m max)
Up and over door, light and power, personal door to garden.

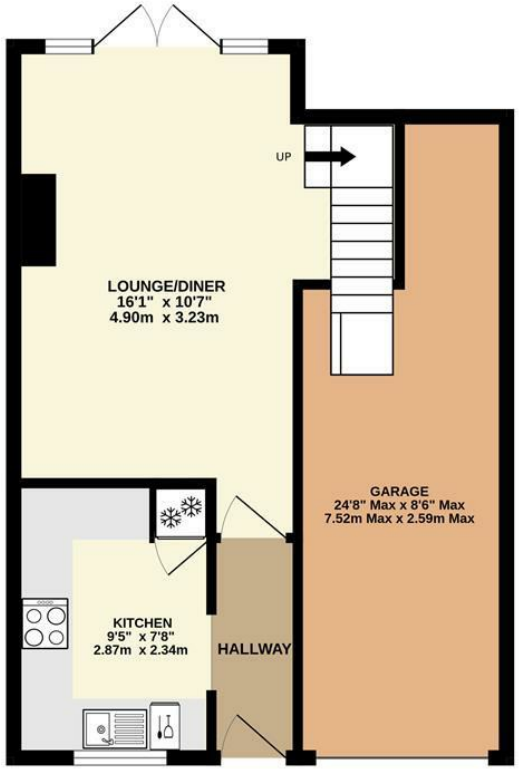
GARDENS:
To the front of the property is a block paved driveway for 2 cars leading to the garage, outside tap. The rear garden enjoys a private south-westerly aspect, large decked area leading to lawn with mature borders, enclosed by panelled fencing, personal door to garage.

COUNCIL TAX:
Band D

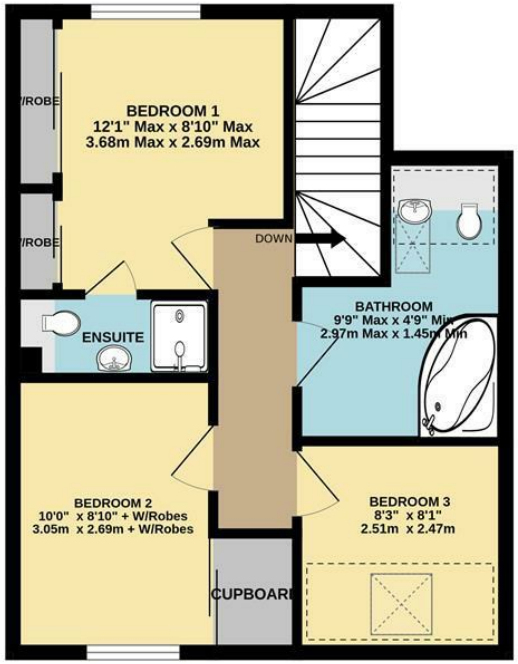
MONEY LAUNDERING REGULATIONS:
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



3 BEDROOM TERRACED

TOTAL FLOOR AREA : 927 sq.ft. (86.1 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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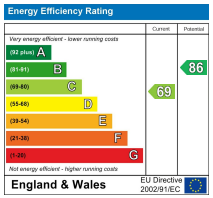

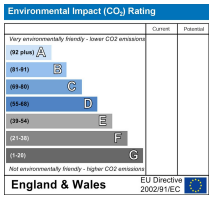

Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the propertyIn accordance with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