Eastfield Avenue, Eastrop, Basingstoke, RG21 4BQ

Guide Price £575,000

CHEQUERS
Independent Estate Agents

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NO ONWARD CHAIN - CHEQUERS are pleased to offer this 1930's character three bedroom home. The property has a generously sized rear garden enjoying a westerly aspect. The accommodation requires some updating and includes lounge/dining room, kitchen, conservatory/lean-to, three bedrooms, bathroom and a bonus loft room. Further benefits include double glazing and gas radiator heating and a single garage with inspection pit. Located in the heart of the town centre, close to Eastrop Park, Festival Place and the main line station, prompt viewing is recommended.

ENTRANCE LOBBY:
Composite double glazed front door, radiator, open to -

ENTRANCE HALL:
Front aspect, twin double glazed windows, stairs to first floor, under stairs cupboard with access to garage.

KITCHEN:
13'3" max x 11'8" max (4.04m max x 3.56m max)
Double aspect, twin double glazed windows to front, side aspect double glazed window, door to side, range of eye and base level units, work surfaces, double drainer sink unit with mixer tap, appliance space.

LOUNGE/DINING ROOM:
19'4" max x 12'11" max (5.89m max x 3.94m max)
Triple aspect, double glazed windows, two radiators, feature fireplace witn inset Parkray fire, t.v aerial point, French doors to -

CONSERVATORY/LEAN-TO:
11'8" x 7'5" (3.56m x 2.26m)
Dwarf wall and glazed construction, door to garden.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:
Double glazed window, built-in cupboard.

BEDROOM ONE:
13' max x 11' (3.96m max x 3.35m)
Triple aspect, double glazed windows, radiator, airing cupboard.

BEDROOM TWO:
11'4" max x 10'11" max (3.45m max x 3.33m max)
Front aspect, twin double glazed windows, built-in double wardrobe and dressing table, radiator, stairs to bonus loft room.

BEDROOM THREE:
8' x 6'6" (2.44m x 1.98m)
Front aspect, double glazed window, built-in cabin bed with storage under, built-in desk, radiator.

BATHROOM:
8'5" max x 7'10" max (2.57m max x 2.39m max)
'L' shaped, double aspect, double glazed windows, coloured suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, chrome heated towel rail, twin built-in cupboards.

BONUS LOFT ROOM:
19'4" max x 12'6" max (5.89m max x 3.81m max)
Restricted head height, boarded and plaster boarded, no window, light and power, water tanks.

GARAGE:
16' x 9'6" (4.88m x 2.90m)
Part glazed double swing doors, light and power, inspection pit, door to store area in rear garden, small door leading to understairs cupboard in hall.

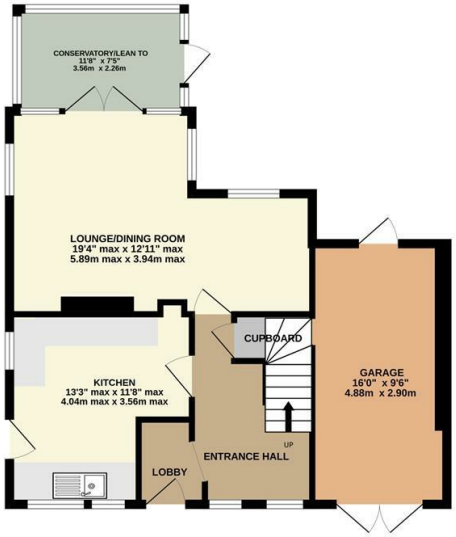
GARDENS:
To the front of the property is driveway parking for 2 cars, lawned area with mature borders, Indian Sandstone path to front door and side gate, enclosed by low level brick wall and hedging. The rear garden enjoys a westerly aspect, laid to lawn with mature fruit trees, log store, enclosed by fencing.

COUNCIL TAX:
Band D

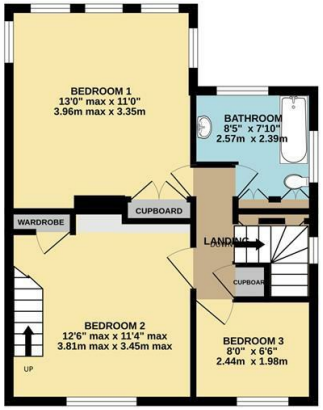
MONEY LAUNDERING REGULATIONS:
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

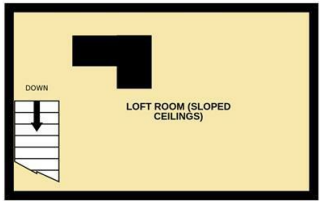
GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



2ND FLOOR
220 sq.ft. (20.4 sq.m.) approx.



3 BEDROOM DETACHED

TOTAL FLOOR AREA : 1305 sq.ft. (121.2 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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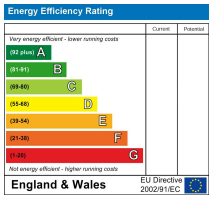

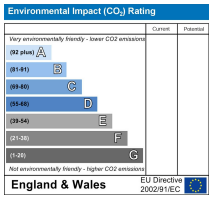

Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the propertyIn accordance with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