



Speckled Wood Road, Marnel Park, Basingstoke, RG24 9SR  
Guide Price £395,000



**CHEQUERS**  
Independent Estate Agents



## Speckled Wood Road, Marnel Park, Basingstoke, RG24 9SR

CHEQUERS are pleased to offer for sale this extended semi-detached property presented in good order throughout. The accommodation includes cloakroom, lounge, separate dining room, modern refitted kitchen, three bedrooms and a modern bathroom suite. Further benefits include solar panels ,garage, off road parking and landscaped gardens.

### ENTRANCE HALL:

Feature radiator.

### CLOAKROOM:

White suite comprising low level w.c., vanity unit with inset wash hand basin, radiator.

### LOUNGE:

17'3" x 15'5" max (5.26m x 4.70m max)

Front aspect, double glazed window wth shutters, stairs to first floor, radiator and feature radiator, wall light points, door to -

### DINING ROOM:

15'5" x 8'4" (4.70m x 2.54m)

Rear aspect, double glazed French doors to garden, feature flooring with under floor heating , radiator, spotlights, archway to -

### KITCHEN:

10'9" x 8'2" (3.28m x 2.49m)

Rear aspect, double glazed window, refitted modern kitchen with range of eye and base level units, work surfaces, fitted oven and hob with extractor over, inset sink unit with mixer tap, appliance space, integrated dishwasher, spotlights, door to garage.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard, radiator.

### BEDROOM ONE:

13'1" x 8'1" (3.99m x 2.46m)

Rear aspect, double glazed window, radiator, built-in double wardrobe.

### BEDROOM TWO:

10'9" x 8'8" (3.28m x 2.64m)

Front aspect, double glazed window with shutters, storage cupboard, radiator.

### BEDROOM THREE:

8'9" x 7' (2.67m x 2.13m)

Rear aspect, double glazed window, radiator.

### BATHROOM:

7'11" x 6'3" (2.41m x 1.91m)

Modern suite including a tile enclosed bath with mixer tap and electric shower, shower screen, low level w.c., wash hand basin, heated towel rail, tiled surrounds, tiled flooring, double glazed window.

### GARAGE:

16'11" x 8'9" (5.16m x 2.67m)

Up and over door, light and power, solar panel controls.

### GARDENS:

To the front of the property is a shingled garden with driveway to the garage. To the rear of the property is a generously sized garden, patio leading to artificial lawn, raised decking and shingled borders.

### AGENTS NOTE:

Where a property has been extended or altered, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.

### COUNCIL TAX:

Band D

### MONEY LAUNDERING REGULATIONS:

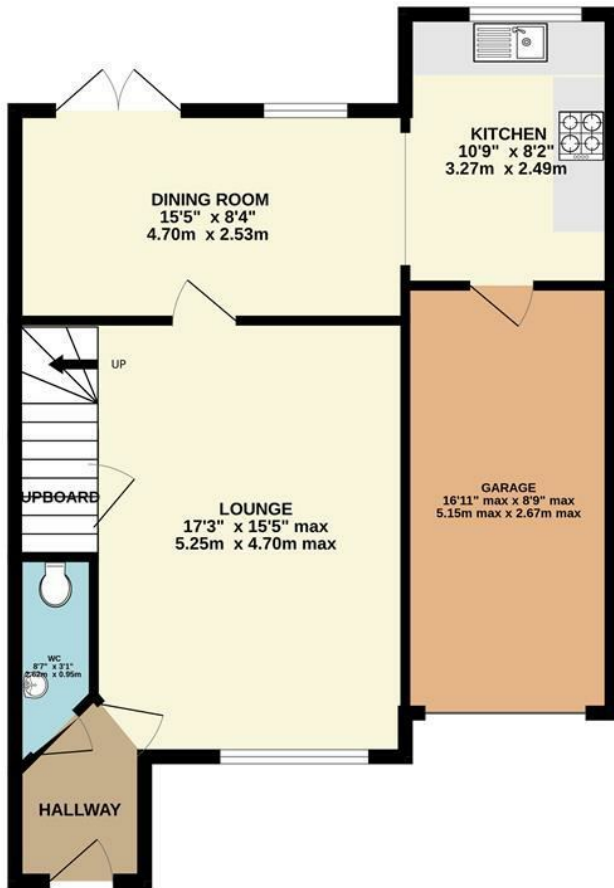
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

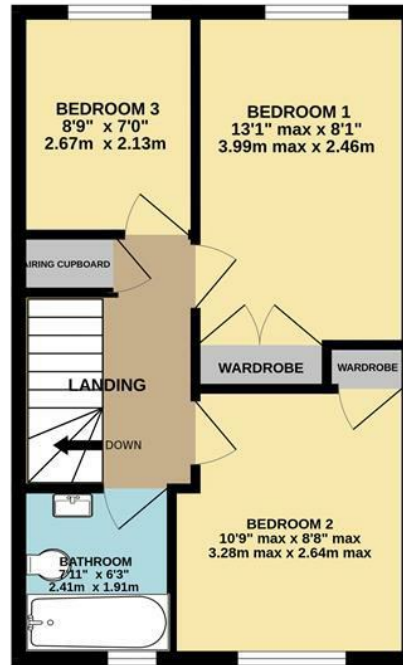
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



3 BEDROOM SEMI

TOTAL FLOOR AREA : 1039 sq.ft. (96.5 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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Energy Efficiency Rating	
Current	Potential
81	81

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

