



Deep Lane, Brookvale, Basingstoke, RG21 7RZ
Guide Price £285,000



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CHEQUERS are pleased to offer this character two bedroom terraced home, situated in the popular Brookvale area of the town centre, overlooking parkland to the front. The property has been subject to improvements over the years and is well presented throughout. The accommodation includes lounge, separate dining room, refitted kitchen, downstairs bathroom and w.c with two double bedrooms on the first floor. Further benefits include double glazing, gas radiator heating and an enclosed rear garden.

ENTRANCE HALL:

Stairs to first floor.

LOUNGE:

9'10" x 8'11" (3.00m x 2.72m)

Front aspect, double glazed window with views over parkland, feature chimney breast with shelving to side, radiator.

DINING ROOM:

12'2" x 10'2" (3.71m x 3.10m)

Rear aspect, double glazed door to rear garden, radiator, airing cupboard, under stairs cupboard.

KITCHEN:

7'4" x 7'3" (2.24m x 2.21m)

Side aspect, double glazed window, refitted and comprising range of eye and base level units, work surfaces, single drainer sink unit with mixer tap, fitted oven and hob with extractor over, fitted cupboard with inset microwave, appliance space, spotlights, access to loft space, door to -

BATHROOM:

Rear and side aspect, double glazed windows, white suite comprising panel enclosed bath

with shower over, vanity unit with inset wash hand basin, low level w.c., tiled walls, heated towel rail, wall mounted boiler.

STAIRCASE GIVES ACCESS TO LANDING:

BEDROOM ONE:

12'2" x 9'10" (3.71m x 3.00m)

Front aspect, double glazed window with views over parkland, feature fireplace, storage cupboard, radiator.

BEDROOM TWO:

12'2" x 10'7" (3.71m x 3.23m)

Rear aspect, double glazed window, feature fireplace, radiator.

GARDENS:

The property overlooks parkland to the front. To the rear of the property is a patio area leading to lawned garden, shrub and hedge borders, outside tap, side gate to access path.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

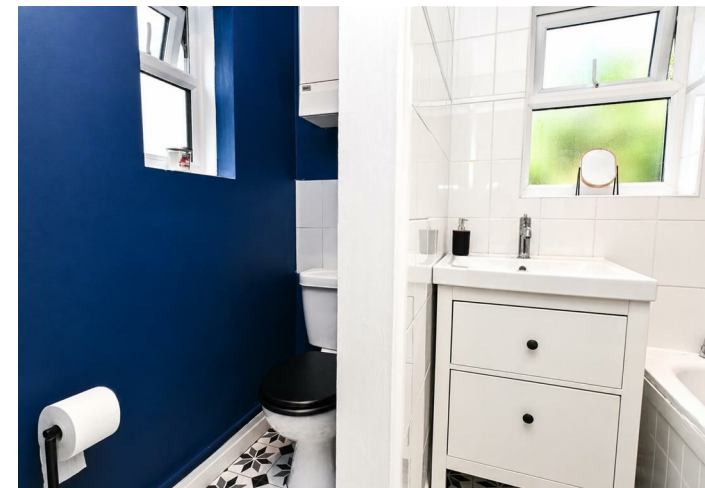
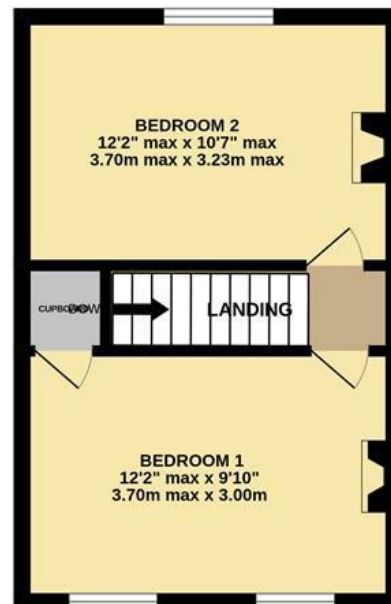
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



1ST FLOOR
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, misstatements of doors, windows, rooms and any other items are approximate and no omission or mis-statement. This plan is for illustrative purposes only a prospective purchaser. The services, systems and appliances shown here as to their operability or efficiency can be made with Metropix ©2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-65) D (39-54) E (21-38) F (1-20) G		54	7
Not energy efficient - higher running costs		EU Directive 2002/91/EC	

Current	Future
Very environmentally friendly - lower CO2 emissions	
(92-94)	A
(81-84)	B
(69-80)	C
(55-68)	D
(38-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO2 emissions	

England & Wales

EU Directive 2010/31/EC

