



Mortimer Lane, Brookvale, Basingstoke, RG21 8SW  
**Guide Price £360,000**



## Mortimer Lane, Brookvale, Basingstoke, RG21 8SW

CHEQUERS are pleased to offer this well presented end of terrace family home, dating back to circa 1938 and retaining much character. Located in the heart of the town centre, there is a garage/workshop to the rear. The accommodation includes two receptions each with feature fireplaces, fitted kitchen with integrated appliances and a 16' heated conservatory leading onto the garden. The first floor has a bathroom, two double bedrooms and a single bedroom currently used as an office.

### ENTRANCE HALL:

Radiator, stairs to first floor, under stairs cupboard.

### DINING ROOM:

12'2" x 10'11" (3.71m x 3.33m)

Front aspect, double glazed window, radiator, feature cast iron fireplace with tiled surround and hearth with brass fender.

### LOUNGE:

14'x 11' (4.27mx 3.35m)

Rear aspect, double glazed window, radiator, feature cast-iron fireplace with tiled surrounds, tiled hearth and brass fender, t.v aerial point.

### KITCHEN:

9'5" x 6'1" (2.87m x 1.85m)

Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces, tiled surrounds, inset 1.5 bowl sink unit, fitted hob with extractor over, built-in oven and microwave, integrated dishwasher, fan heater, inset spotlights, door to -

### CONSERVATORY:

16'2" x 7'5" (4.93m x 2.26m)

Dwarf wall and UPVC construction, French doors to rear garden, radiator, wall mounted electric heater, t.v aerial point, work surfaces with space and plumbing for washing machine and tumble dryer, air conditioning unit, laminate flooring.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to part boarded loft space with light and ladder.

### BEDROOM ONE:

12'11" x 12'3" max (3.94m x 3.73m max)

Rear aspect, double glazed window, radiator, built-in cupboard, t.v aerial point.

### BEDROOM TWO:

11' x 10'11" max (3.35m x 3.33m max)

Front aspect, double glazed window, radiator, built-in cupboard.

### BEDROOM THREE:

7'5" x 7'3" (2.26m x 2.21m)

Front aspect, double glazed window, radiator, fitted office furniture.

### BATHROOM:

8' x 6' (2.44m x 1.83m)

Rear aspect, double glazed window, suite comprising panel enclosed bath with shower over, low level w.c, pedestal wash hand basin, tiled surrounds, storage unit, airing cupboard.

### GARDENS:

To the front of the property is a patio garden with feature raised circular flower bed and corner borders, enclosed by brick walling and wrought iron gate. The garden to the rear is laid to lawn, mature borders, decking area, side gate, blocked paved pathway to rear gate and access to the garage.

### GARAGE:

Up and over door, double glazed window, door to side giving access to rear garden, light and power.

### COUNCIL TAX:

Band C

### MONEY LAUNDERING REGULATIONS:

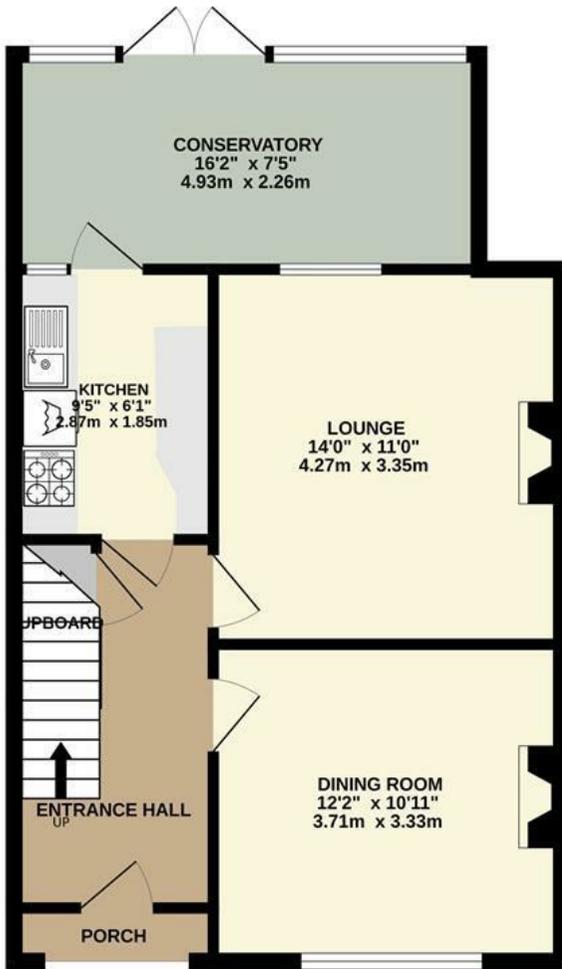
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

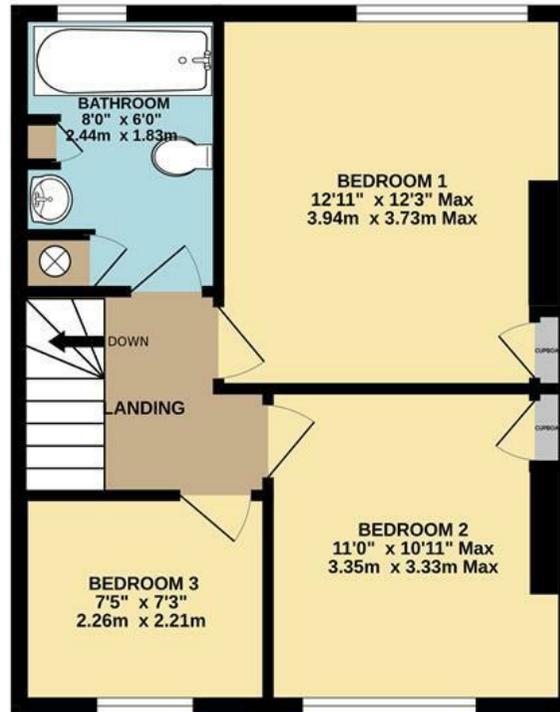
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR



1ST FLOOR



3 BEDROOM END TERRACE

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 illustration only and should not be used as such for any legal or financial purposes. The services, systems and fixtures are shown as to their operable condition at the time of the survey. Made with



Energy Efficiency Rating	Current	Maximum
100-91 (A)		
81-65 (B)		
65-55 (C)		
55-48 (D)		
48-35 (E)		
35-28 (F)		
28-1 (G)		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Maximum
100-91 (A)		
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65-55 (C)		
55-48 (D)		
48-35 (E)		
35-28 (F)		
28-1 (G)		

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

