

Harrison Place, Flaxfield Road, Basingstoke, RG21 8SB

Offers In Excess Of £225,000

CHEQUERS
Independent Estate Agents

Harrison Place, Flaxfield Road, Basingstoke, RG21 8SB

NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this semi-detached bungalow situated in the town centre, close to local services and amenities. As such properties are rarely available, a prompt viewing is strongly recommended to appreciate all on offer - living room, modern kitchen, double bedroom and bathroom. Further benefits include a rear garden and an allocated parking space. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:
Radiator.

LIVING ROOM:
13'10" x 9'11" (4.22m x 3.02m)
Front aspect, twin double glazed windows, radiator, door to -

KITCHEN:
13'10" x 6'5" (4.22m x 1.96m)
Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces, single drainer sink unit with mixer tap, fitted oven and hob with extractor over, integrated fridge/freezer, appliance space, tiled flooring, radiator, spotlights, French doors to rear garden.

BEDROOM:
12'1" x 8'10" (3.68m x 2.69m)
Rear aspect, double glazed window, radiator, spotlights.

BATHROOM:
8'9" x 7'3" (2.67m x 2.21m)
White suite comprising panel enclosed bath with mixer tap and shower over, low level w.c., wash hand basin, tiled surrounds, radiator, cupboard housing boiler, access to loft space, skylight window.

GARDENS:
Allocated parking to front. To the rear of the property is an enclosed garden, patio area leading to small lawned area, outside tap, rear gate access.

COUNCIL TAX:
Band B

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.

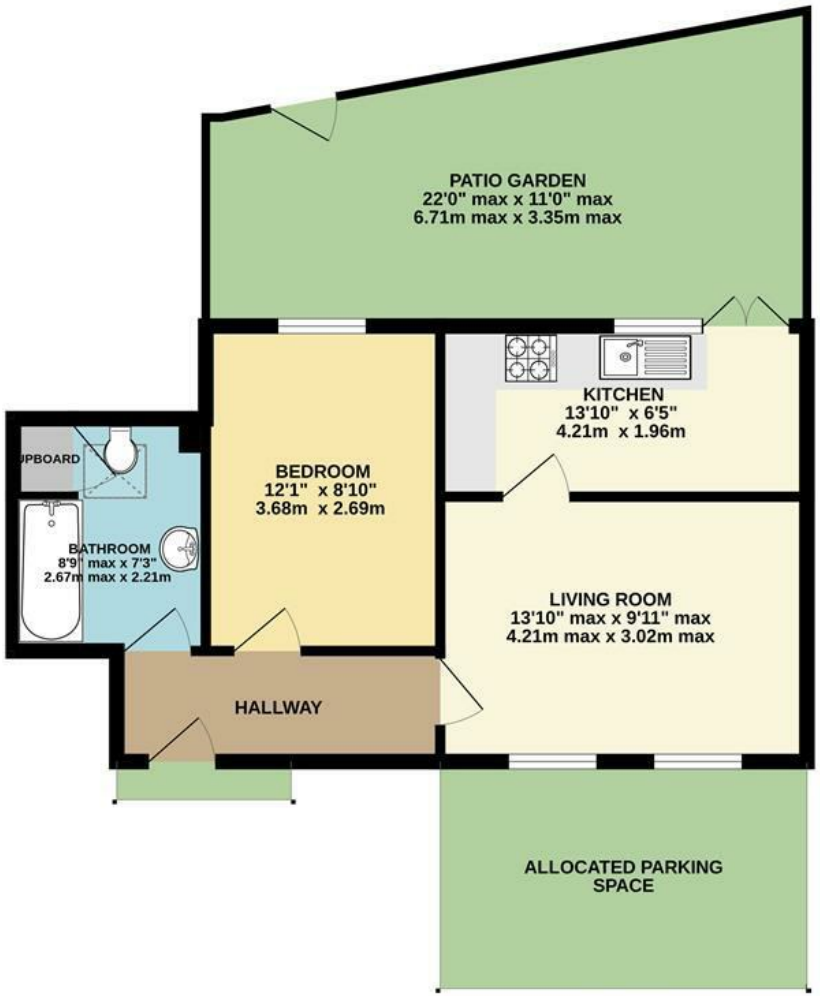
REFERRALS:
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.







GROUND FLOOR
447 sq.ft. (41.6 sq.m.) approx.

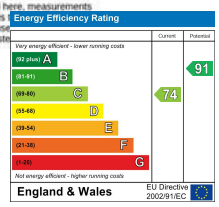


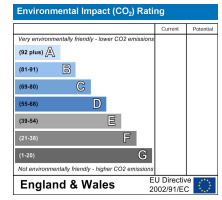
1 BEDROOM BUNGALOW

TOTAL FLOOR AREA : 447 sq.ft. (41.6 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 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.





















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.

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