



Derwent Road, Kempshott, Basingstoke, RG22 5JB
Guide Price £410,000



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02/07/27 UNEXPECTEDLY RE-AVAILABLE. NO ONWARD CHAIN - CHEQUERS are pleased to offer this semi-detached home set on the popular Kempshott development. The property has been subject to vast improvement over the years and requires viewing to appreciate all on offer. The flexible accommodation includes entrance hall, lounge/dining room, modern kitchen, family room/study (potential bed 4), three bedrooms, bathroom and a separate w.c. Further benefits include double glazing, radiator heating and a good sized rear garden.

ENTRANCE PORCH:

Storage/meter cupboard, glazed door to -

ENTRANCE HALL:

Laminate flooring, radiator, stairs to first floor.

LOUNGE/DINING ROOM:

19'6" x 12'8" max (5.94m x 3.86m max)

Rear aspect, double glazed window, French doors to rear garden, radiator.

FAMILY ROOM/BEDROOM 4:

14'5" x 7'2" (4.39m x 2.18m)

Front aspect, double glazed window, roll edged work surfaces with cupboards below.

KITCHEN:

8'7" x 6'6" (2.62m x 1.98m)

Front aspect, double glazed window, modern refitted kitchen, range of eye and base level units, roll edged work surfaces with inset sink unit, fitted oven and hob with extractor over, appliance space, radiator, spotlights.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

BEDROOM ONE:

16'1" x 9'6" (4.90m x 2.90m)

Rear aspect, double glazed window, radiator, spotlights.

BEDROOM TWO:

10' x 9'9" (3.05m x 2.97m)

Rear aspect, double glazed window, radiator, spotlights.

BEDROOM THREE:

10'3" x 9'3" (3.12m x 2.82m)

Front aspect, double glazed window, radiator, spotlights.

BATHROOM:

Modern white suite comprising 'P' shaped bath with mixer tap and shower over with rainfall head, vanity unit with inset wash hand basin and low level w.c., cupboard over, double glazed window, heated towel rail, spotlights.

SEPARATE W.C.:

Modern low level w.c.

GARDENS:

To the front of the property is a lawned garden with parking, pathway to the front door, shrub borders. To the rear of the property is a generously sized garden, patio area leading to lawn with mature shrub and tree borders.

COUNCIL TAX:

Band D

MONEY LAUNDERING REGULATIONS:

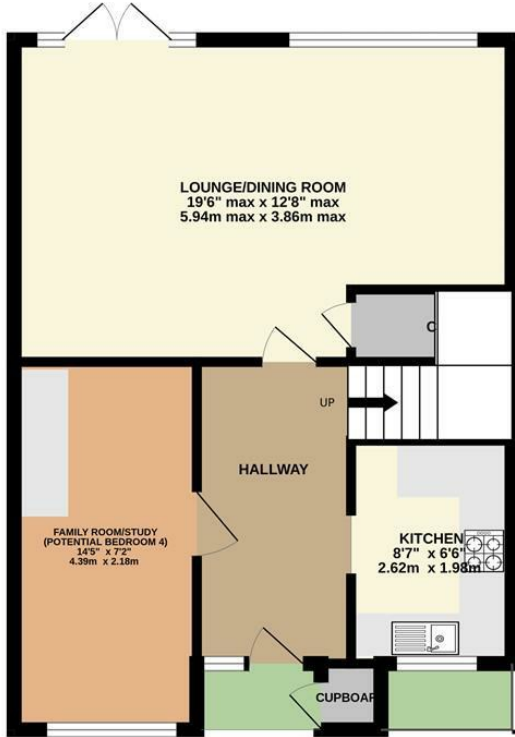
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

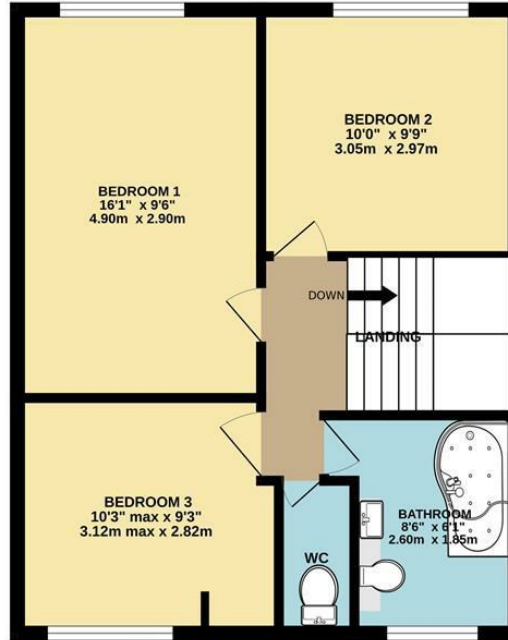
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



3 BEDROOM SEMI DETACHED

TOTAL FLOOR AREA : 975 sq.ft. (90.6 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 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
84	70

They are energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
B	C

They are environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

