



Dunleys Hill, Odiham, Hook, RG29 1DP
Guide Price £215,000



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NO ONWARD CHAIN - This ground floor two bedroom maisonette forms part of a delightful warden assisted over 55's complex, conveniently located for Odiham High Street and set within attractive communal grounds. Approached by its own front door, the entrance lobby opens to a generous lounge with glazed double doors to kitchen/dining room with further doors opening onto a private patio and communal gardens. The accommodation further benefits from two good sized bedrooms, gas heating and emergency call system.

Odiham High Street provides a range of independent shops and restaurants along with doctors and dentists, while the larger towns of Basingstoke and Farnham are also within easy reach.

ENTRANCE LOBBY:

Double glazed door, double glazed window, fuse box, coved ceiling, door to -

LOUNGE:

13'9" x 11' (4.19m x 3.35m)

Front aspect, double glazed window, decorative pine fireplace surround with hearth, coved ceiling, t.v point, double doors to -

KITCHEN/DINING ROOM:

12'6" x 9'5" (3.81m x 2.87m)

Radiator, double casement doors to garden, range of eye and base level units, laminate work surfaces, fitted oven and hob with extractor over, wall mounted boiler, single drainer sink unit, double glazed window.

INNER HALLWAY:

Deep undersatirs cupboard with light, coved ceiling, emergency cord.

BEDROOM ONE:

10'2" x 9'8" (3.10m x 2.95m)

Rear aspect, double glazed window, radiator, coved ceiling, airing cupboard, built-in double wardrobe.

BEDROOM TWO:

9'6" x 7'6" (2.90m x 2.29m)

Front aspect, radiator, coved ceiling.

BATHROOM:

6'3" x 5'5" (1.91m x 1.65m)

Panel enclosed bath with independent shower over, tiled surrounds, pedestal wash hand basin, low level w.c., emergency cord, double glazed window.

GARDENS:

The well kept communal grounds are for the use and enjoyment of all residents and are managed and maintained by Anchor. There are car parks for visitors and residences. Number 2 owns a paved patio area with slope to the communal gardens, enclosed by mature shrubs and hedging, wooden gate to garages.

GARAGE:

In neaby block, 3rd from the left, up and over door.

COUNCIL TAX:

Band D

LEASE DETAILS:

We have been advised there are approximately 61 years remaining on the lease (99 years from 1981). Maintenance - April 26 - March 27 - £227.40 per month. No ground rent. Prospective purchasers should clarify these details with their solicitor.

MONEY LAUNDERING REGULATIONS:

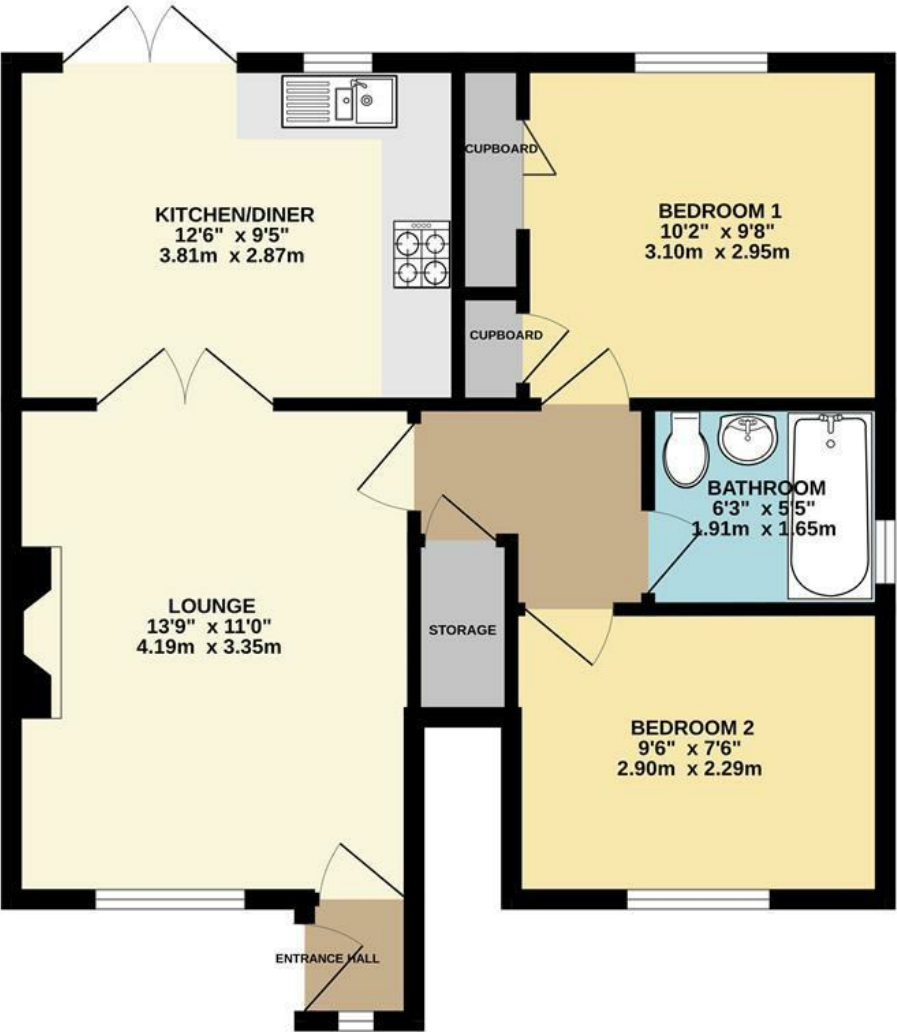
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



Whilst every attempt has been made to ensure the accuracy of the information provided here, the seller does not accept any liability for any omission or mis-statement. This plan is for prospective purchaser. The services, systems and fixtures are shown as to their condition at the time of the survey.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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