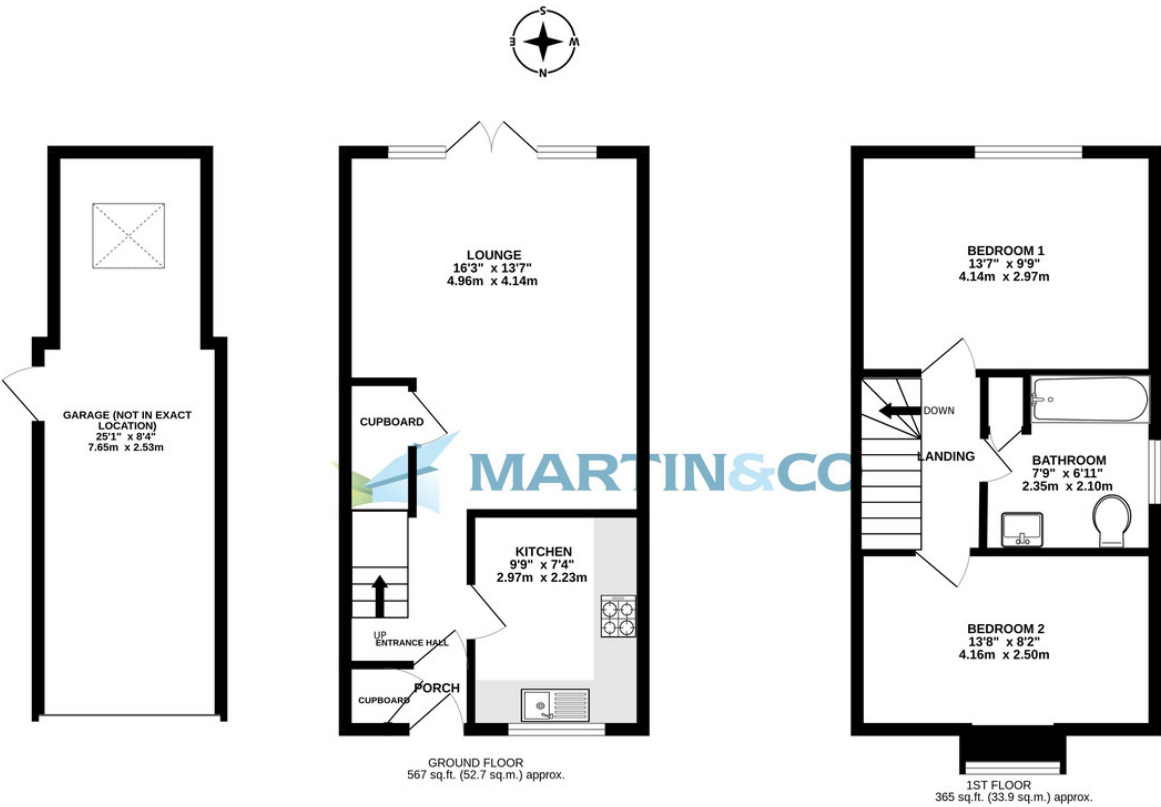


FOR SALE



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Netherhouse Moor, Church Crookham, GU51 5TZ

2 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £395,000

MARTIN&CO



Church Crookham

Asking Price Of £395,000

- Two Double Bedrooms
- Generous Lounge/Diner
- Shaker-Style Fitted Kitchen
- Stylish Bathroom with Rainfall Shower
- Landscaped Rear Garden with Pergola
- Driveway Parking
- Substantial 25-Foot Garage with Power and Lighting

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

An attractive two-double-bedroom home featuring a generous lounge/diner opening onto a beautifully landscaped rear garden with a pergola and olive trees. Highlights include a Shaker-style kitchen, stylish modern bathroom, driveway parking and a substantial 25-foot garage/workshop

Entrance Porch A glazed entrance door opens into a useful porch with neutral décor and a built-in storage cupboard housing the utility meters. An internal glazed door leads into the entrance hall.

Entrance Hall Finished with wood-effect flooring and neutral décor, the hall features a radiator and a staircase rising to the first floor. A door provides access to the kitchen, while an open doorway leads into the lounge.

KITCHEN 9' 9" x 7' 4" (2.97m x 2.24m) Fitted with a range of cream Shaker-style wall and base units, wood-effect worktops and a stainless-steel sink and drainer beneath the front-facing window. The kitchen includes a fitted oven, four-ring gas hob with extractor above, spaces for a fridge/freezer, dishwasher and washing machine, a wall-mounted boiler, radiator and tiled-effect flooring.

LOUNGE 16' 3" x 13' 7" (4.95m x 4.14m) A generously proportioned reception room offering ample space for separate seating and dining areas. The room features neutral décor, wood-effect flooring and a useful built-in storage cupboard. Glazed double doors with matching side panels provide plenty of natural light and open directly onto the rear garden.



LANDING The staircase rises to a neutrally decorated landing with wood-effect flooring and loft access. Doors lead to both bedrooms and the family bathroom.

BEDROOM 1 13' 7" x 9' 9" (4.14m x 2.97m) A well-proportioned double bedroom featuring neutral décor, wood-effect flooring and a rear-facing window with a radiator beneath. The room also benefits from wardrobes, which are included in the sale.

BEDROOM 2 13' 6" x 8' 2" (4.11m x 2.49m) A comfortable double bedroom featuring wood-effect flooring, neutral décor with a contrasting feature wall, and a bay window with a radiator beneath. The room provides space for additional freestanding bedroom furniture.

BATHROOM A stylishly appointed bathroom fitted with a modern white suite comprising a panel-enclosed bath with a rainfall shower, separate hand-held attachment and glazed screen, a WC and wash hand basin incorporated within extensive fitted vanity storage. The room features full-height neutral tiling, complementary tiled flooring, a chrome heated towel rail, an illuminated anti-fog mirror, recessed lighting and an obscure-glazed window.

FRONT The property is approached via a low-maintenance front garden with flower beds, established shrubs, and a pathway leading to the covered entrance



REAR The enclosed rear garden features a paved terrace immediately outside the lounge, with a timber pergola creating an attractive space for outdoor seating. Steps lead to a lawn bordered by raised beds with established planting, including olive trees, while a further raised patio at the end of the garden provides an additional seating and entertaining area. The garden also benefits from gated side access

GARAGE Extending to approximately 25 feet in length, the substantial garage is accessed via a roller door and benefits from power, lighting and roof lights. Its generous depth provides excellent space for secure parking, storage and workshop use, with work surfaces positioned towards the rear.

KEY FACTS FOR BUYERS Tenure: Freehold
Council Tax Band: D
Hart District Council
EPC Rating: C
Driveway Parking & Garage
Mains Water, Gas and Electric

PERSONAL INTEREST: In accordance with Section 21 of the Estate Agents Act 1979, we disclose that the seller of this property is an employee of Martin & Co Basingstoke and is therefore a connected person as defined by the Act.

