



Cambrian Way, Bucksin, Basingstoke, RG22 5AJ  
**Offers In Excess Of £250,000**



## **Cambrian Way, Buckskin, Basingstoke, RG22 5AJ**

CHEQUERS offer for sale this three bedroom mid terraced house situated in a popular road on the outskirts of Buckskin. Whilst requiring modernisation, the property offers great potential and well balanced accommodation including cloakroom, lounge, dining room, kitchen, three bedrooms and a family bathroom. Further benefits include garage, parking and an enclosed garden. (draft particulars - awaiting vendors approval)

### **ENTRANCE HALL:**

Radiator, stairs to first floor, storage cupboard, door to rear garden.

### **CLOAKROOM:**

Low level w.c., wash hand basin.

### **KITCHEN:**

8'1" x 8' (2.46m x 2.44m)

Front aspect, range of eye and base level units, roll edged work surfaces, single drainer sink unit, cooker point, appliance space.

### **DINING ROOM:**

10'3" x 8'10" (3.12m x 2.69m)

Front aspect, radiator, spotlights, door to lounge.

### **LOUNGE:**

16'11" x 10'1" (5.16m x 3.07m)

Rear aspect, sliding patio doors to rear garden, radiator, door to hallway.

### **STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:**

Storage cupboard, airing cupboard.

### **BEDROOM ONE:**

13'10" x 10' (4.22m x 3.05m)

Rear aspect, radiator.

### **BEDROOM TWO:**

13'10" max x 10' max (4.22m max x 3.05m max)

Rear aspect, radiator, storage cupboard.

### **BEDROOM THREE:**

7'11" max x 7'5" max (2.41m max x 2.26m max)

Front aspect, storage cupboard.

### **BATHROOM:**

White suite comprising bath with shower over, vanity unit with inset wash hand basin, low level w.c., radiator.

### **GARAGE:**

Single garage with up and over door.

### **GARDENS:**

To the front of the property is parking leading to the front door. To the rear of the property is a patio leading to lawned garden with well stocked borders, rear gate access.

### **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:**

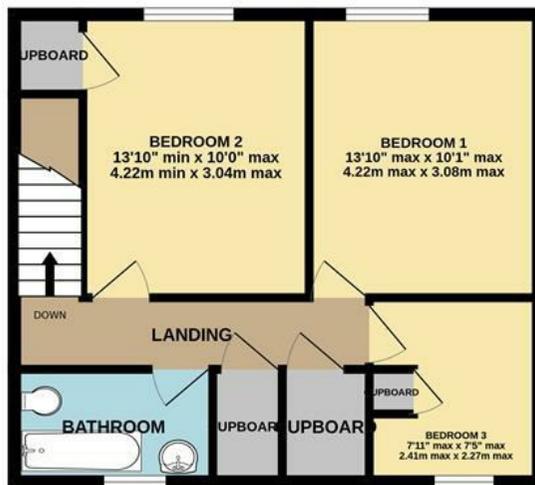
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR  
668 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



BEDROOM MID TERRACE

TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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 herein are not to be taken as an indication as to their operability or efficiency etc.  
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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-101)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
A (82-90)	
B (61-81)	
C (40-60)	
D (29-40)	
E (19-28)	
F (9-18)	
G (1-8)	

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

England & Wales EU Directive 2002/91/EC

