



Woodroffe Drive, Berg Estate, Basingstoke, RG22 6ND
Guide Price £365,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer this semi-detached chalet bungalow set on the popular Berg Estate. The accommodation includes lounge, separate dining room, kitchen/breakfast room, shower room and two bedrooms on the ground floor with bedroom 3 on the first floor. Further benefits include gardens, parking and detached garage. (draft particulars - awaiting vendors approval).

ENTRANCE HALL:

Glazed front door, radiator, stairs to bedroom 2.

LOUNGE:

14'6" x 12'4" (4.42m x 3.76m)

Rear aspect, fitted gas fire, wall light points, radiator, door to kitchen, double doors to -

DINING ROOM:

12'3" x 6' (3.73m x 1.83m)

Front aspect, double glazed window, radiator.

KITCHEN/BREAKFAST ROOM:

10'5" x 10'2" (3.18m x 3.10m)

Rear aspect, range of eye and base level units, roll edged work surfaces, double drainer sink unit with mixer tap, appliance space, storage cupboard, glazed door to side lobby/lean-to.

BEDROOM ONE:

11'2" x 10'2" (3.40m x 3.10m)

Front aspect, double glazed bay window, built-in wardrobes, radiator.

BEDROOM THREE:

10'2" x 6'1" (3.10m x 1.85m)

Side aspect, double glazed window, radiator.

SHOWER ROOM:

Suite comprising shower cubicle, low level w.c., wash hand basin airing cupboard.

STARICASE GIVES ACCESS TO FIRST FLOOR:

Door to-

BEDROOM TWO:

15'5" max x 12'8" max (4.70m max x 3.86m max)

Rear aspect, radiator, storage cupboards, eaves storage.

GARAGE:

12'7" x 7'7" (3.84m x 2.31m)

Detached garage with up and over door.

GARDENS:

To the front of the property is a lawned garden with dwarf brick wall, gates leading to driveway, side gate access. To the rear of the property is a good sized garden with patio leading to lawnd area, well stocked flower and shrub borders, side access.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

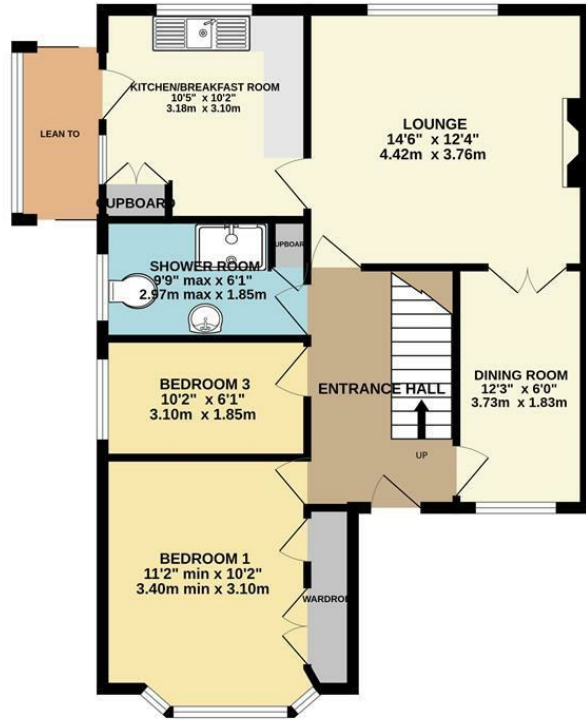
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

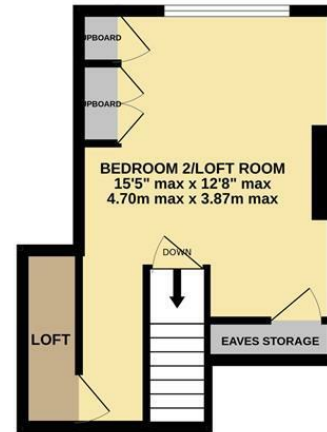
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
842 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.3 sq.m.) approx.



3 BEDROOM SEMI DETACHED CHALET BUNGALOW

TOTAL FLOOR AREA : 1104 sq.ft. (102.6 sq.m.) approx.

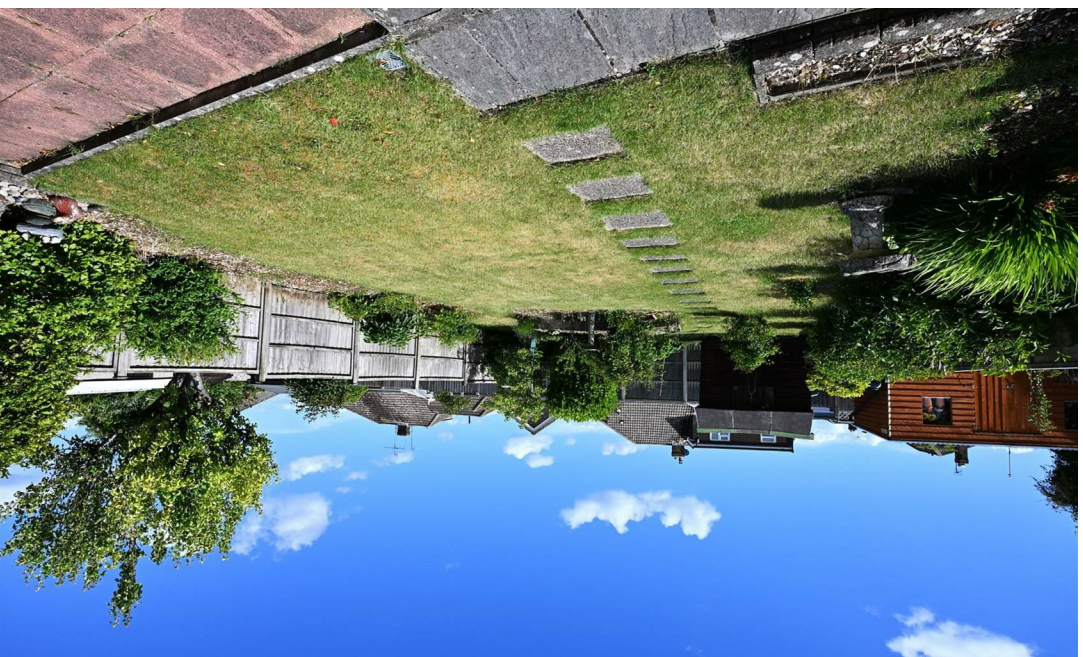
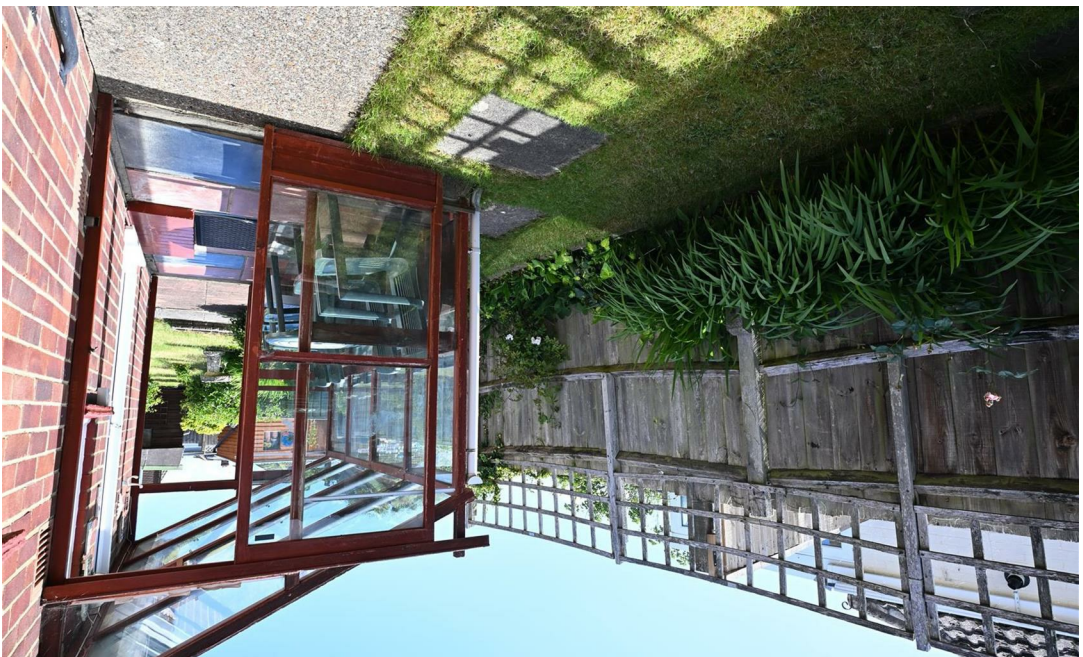
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
Very energy efficient - lower running costs	
92-100	A
81-91	B
69-80	C
55-68	D
43-54	E
31-42	F
21-30	G
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
92-100	A
81-91	B
69-80	C
55-68	D
43-54	E
31-42	F
21-30	G
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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