Causton Road, Beggarwood, Basingstoke, RG22 4QQ

**Guide Price £410,000**

CHEQUERS

Independent Estate Agents

# Causton Road, Beggarwood, Basingstoke, RG22 4QQ

CHEQUERS are delighted to market this well presented three bedroom semi-detached home, located near to woodland on the popular Beggarwood development. The accommodation includes two reception rooms, cloakroom and fitted kitchen, all with Karndean flooring. The first floor has three good sized bedrooms, en-suite shower and a family bathroom The rear garden enjoys a private, south-easterly aspect. There is also a detached garage with remote controlled door and driveway parking.

**ENTRANCE HALL:**
Double glazed composite front door, stairs to first floor, under stairs cupboard, storage cupboard, Karndean flooring, radiator.

**CLOAKROOM:**
6'11" x 2'10" (2.11m x 0.86m)
Double glazed window, low level w.c., pedestal wash hand basin, Karndean flooring.

**LOUNGE:**
14'9" x 10'4" (4.50m x 3.15m)
Front aspect, double glazed window, radiator, t.v aerial point, feature ornamental fireplace, Karndean flooring, archway to -

**DINING ROOM:**
10'4" x 8'9" (3.15m x 2.67m)
Rear aspect, double glazed French doors with wooden shutters, radiator, Karndean flooring, door to -

**KITCHEN/BREAKFAST ROOM:**
13'10" x 8'10" (4.22m x 2.69m)
Rear aspect, double glazed window, range of eye and base level units, square edged work surfaces, inset 1.5 bowl sink unit, fitted oven and hob with extractor over, plumbing for washing machine and dishwasher, appliance space, breakfast bar, radiator, inset spotlights, Karndean flooring.

**STAIRCASE GIVES ACCESS TO LANDING:**
Access to loft space, airing cupboard.

**MASTER BEDROOM:**
12'6" including wardrobes x 10'7" min (3.81m including wardrobes x 3.23m min)
Front aspect, double glazed window, radiator, built-in wardrobe, door to -

**EN-SUITE SHOWER ROOM:**
7'6" x 5'9" (2.29m x 1.75m)
Front aspect, double glazed window, white suite of shower cubicle with glass folding door, vanity unit with cupboards and inset wash hand basin, shaver point and light over, low level w.c., radiaotr, extractor fan.

**BEDROOM TWO:**
10'7" x 9' max (3.23m x 2.74m max)
Rear aspect, double glazed window, built-in double wardrobe, radiator, t.v aerial point.

**BEDROOM THREE:**
9' x 8' (2.74m x 2.44m)
Rear aspect, double glazed window, radiator, t.v aerial point.

**FAMILY BATHROOM:**
7'6" x 5'8" (2.29m x 1.73m)
Side aspect, double glazed window, suite comprising of panel enclosed bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin with shaver point, low level w.c., radiator, extractor fan.

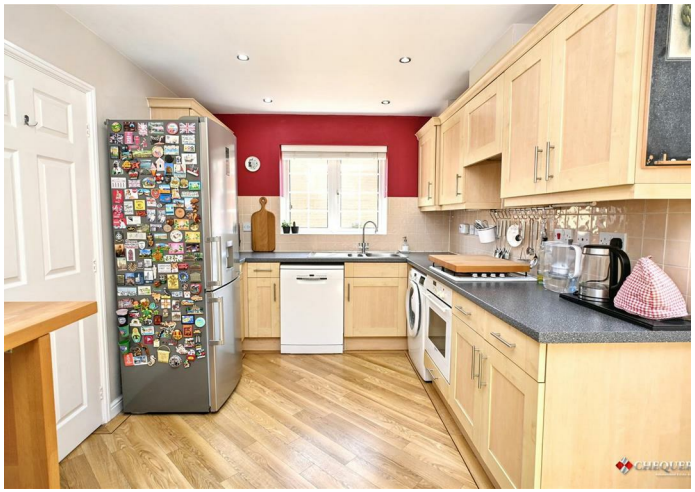
**GARDENS:**
To the front of the property the garden is enclosed by mature hedging extending to the driveway leading to the detached garage. The rear garden enjoys a private garden with a south-easterly aspect, two paved patios, lawned area with flower borders, bin storage area, outside tap and lights, outside power point, raised sleeper flower bed.

**GARAGE:**
20' x 10' (6.10m x 3.05m)
Light and power, eaves storage, electric remote controlled up and over door.

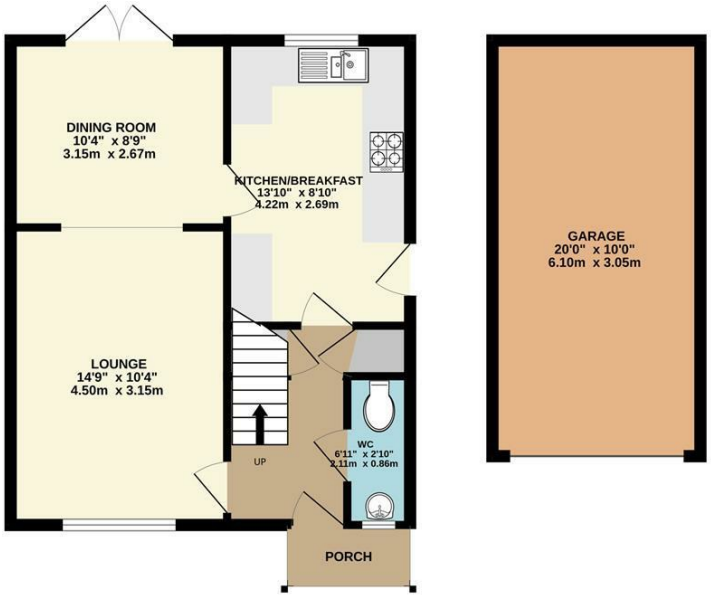
**COUNCIL TAX:**
Band D

**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.

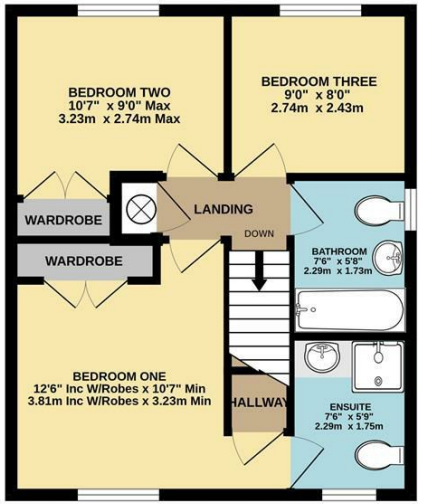
**REFERRALS:**
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.




1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.




3 BEDROOM SEMI-DETACHED

TOTAL FLOOR AREA : 1105 sq.ft. (102.7 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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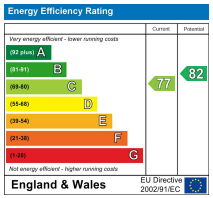


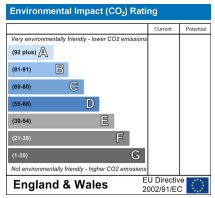

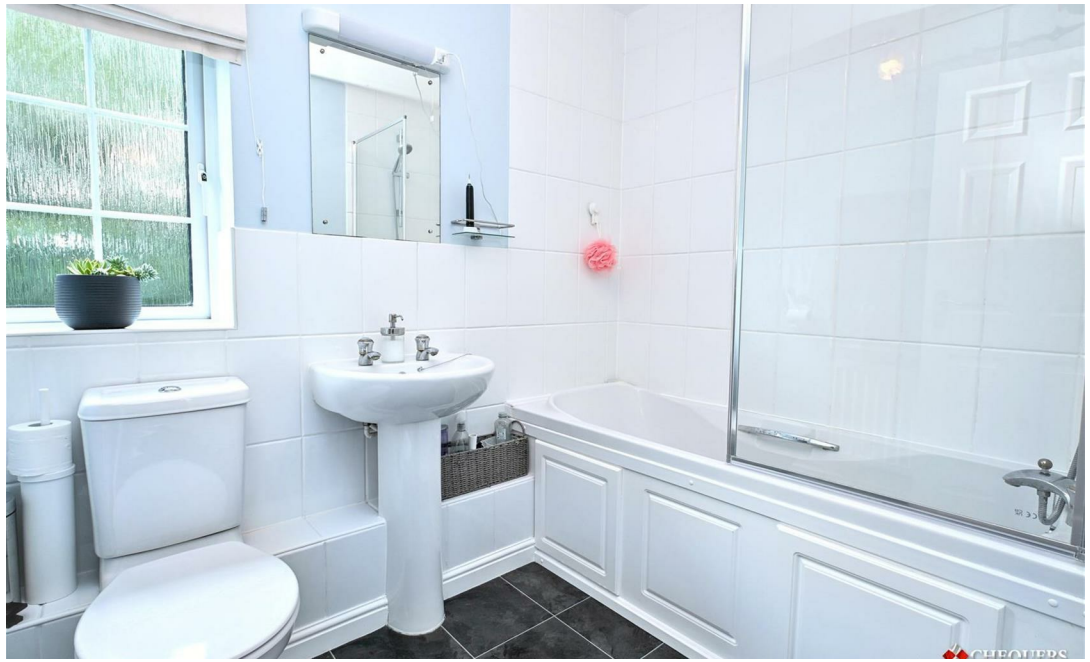

Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the propertyIn accordance with the Property Misdescriptions Act 1991, Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, gas or electrical appliances (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.