

King Johns Road, North Warnborough, Hook, RG29 1EQ

Guide Price £395,000

CHEQUERS
Independent Estate Agents

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NO ONWARD CHAIN - CHEQUERS are pleased to offer this three bedroom semi-detached home, situated in a popular village with close proximity to Odiham high street. The property offers a rare opportunity to purchase in the area and requires viewing to fully appreciate the potential. The accommodation includes entrance hall, lounge, kitchen, dining area, conservatory, three bedrooms and a family bathroom. Further benefits include off road parking and a generously sized rear garden.

ENTRANCE PORCH:
Front door, glazed door to -

ENTRANCE HALL:
Stairs to first floor, under stairs cupboard, radiator.

LOUNGE:
14'6" x 12'2" (4.42m x 3.71m)
Front aspect, ornamental fireplace with coal effect gas fire, radiator.

KITCHEN:
13'1" max x 11'5" max (3.99m max x 3.48m max)
Rear aspect, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, fitted hob with extractor over, fitted oven with cupboards above and below, breakfast bar, appliance space, access to -

DINING AREA
10'1" x 8'1" (3.07m x 2.46m)
Radiator, double glazed doors to -

CONSERVATORY:
11' x 8'8" (3.35m x 2.64m)
Tiled flooring, double glazed doors to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:
Access to loft space, radiator.

BEDROOM ONE:
13'3" max x 12'7" max (4.04m max x 3.84m max)
Front aspect, double glazed window, radiator.

BEDROOM TWO:
12'9" max x 8'6" max (3.89m max x 2.59m max)
Rear aspect, double glazed window, airing cupboard, shower cubicle, radiator.

BEDROOM THREE:
10'1" max x 7' max (3.07m max x 2.13m max)
Front aspect, double glazed window, radiator, storage recess.

BATHROOM:
8'1" x 5'7" (2.46m x 1.70m)
Suite comprising panel enclosed bath with shower over, vanity unit with inset wash hand basin and low levelw .c., heated towel rail, tiled flooring and surrounds.

GARDENS:
To the front of the property is a lawned garden with block paving leading to the side of the property and pathway to the front door. To the rear of the property is a generously sized garden, laid to lawn with shrub and tree borders, slate area leading to green house and garden shed, side gate access.

COUNCIL TAX:
Band D

MONEY LAUNDERING REGULATION:
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.

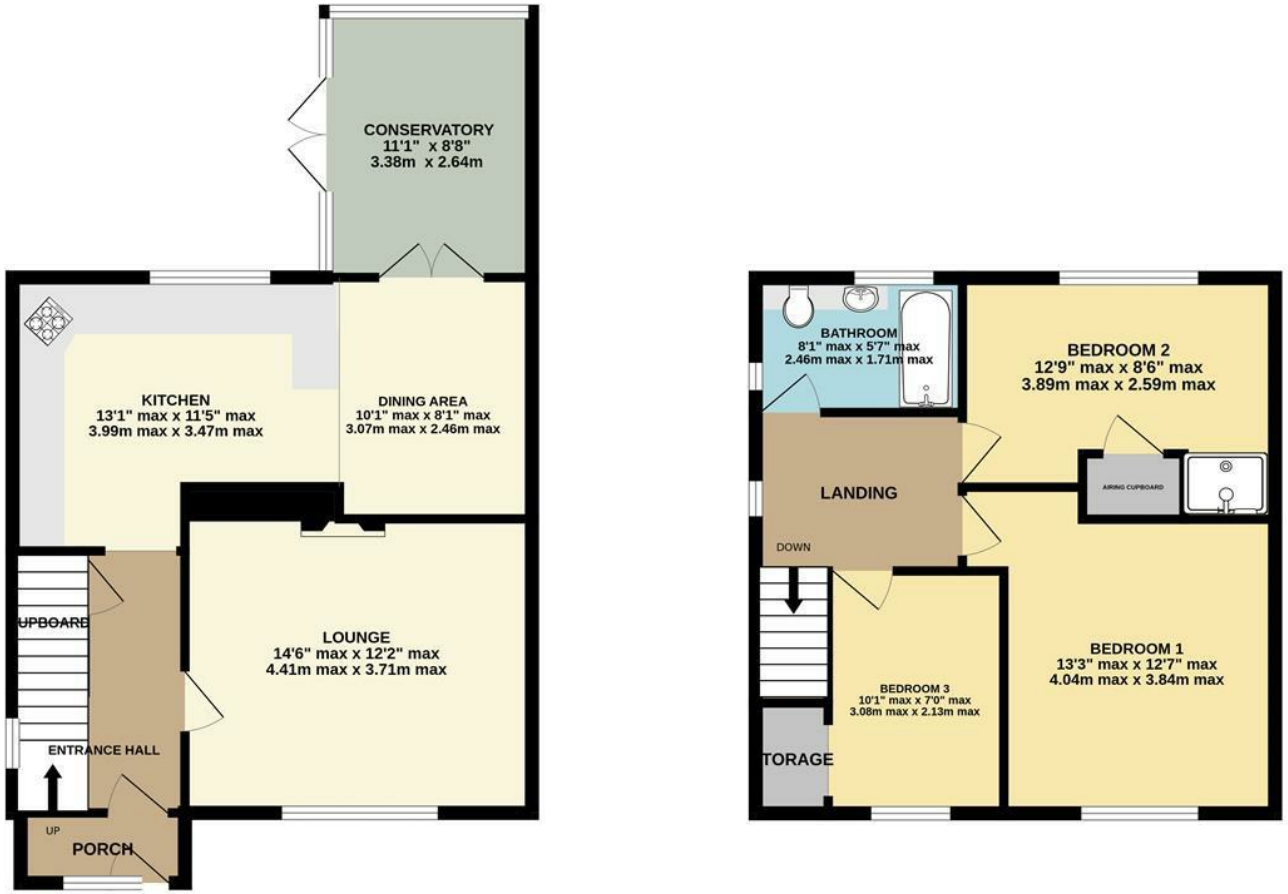






GROUND FLOOR
587 sq.ft. (54.6 sq.m.) approx.

1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.

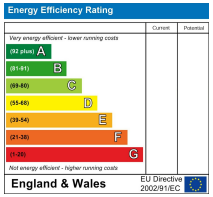


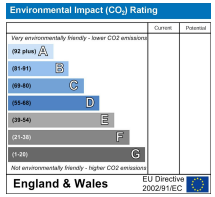
3 BEDROOM SEMI

TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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.