



Hillcrest Court, Winklebury, Basingstoke, RG23 8DA
Guide Price £260,000



CHEQUERS

Independent Estate Agents

Hillcrest Court, Winklebury, Basingstoke, RG23 8DA

NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this two bedroom mid terraced house, enjoying a cul-de-sac location. The house has well balanced accommodation including modern kitchen, cloakroom, living room, two bedrooms and a shower room. Further benefits include parking and an enclosed garden.

KITCHEN:

8'9" x 8'4" (2.67m x 2.54m)

Front aspect, double glazed window, modern fitted kitchen with eye and base level units, work surfaces, inset sink unit with mixer tap, fitted oven and hob with extractor over, fitted microwave, integrated fridge/freezer and washing machine, tiled surrounds, tiled flooring, cupboard housing boiler.

CLOAKROOM:

Modern suite, vanity unit with inset wash hand basin and low level w.c., radiator, double glazed window.

LIVING ROOM:

18'4" x 13'8" (5.59m x 4.17m)

Rear aspect, French doors to garden, feature ornamental brick fireplace with display plinth to side, stairs to first floor, storage cupboard.

STAIRCASE GIVES ACCESS TO LANDING:

Radiator.

BEDROOM ONE:

11'6" x 11'2" (3.51m x 3.40m)

Rear aspect, built-in wardrobe, radiator, access to loft space.

BEDROOM TWO:

8'10" x 8' (2.69m x 2.44m)

Front aspect, radiator.

SHOWER ROOM:

6'9" x 5'9 (2.06m x 1.75m)

Front aspect, white suite comprising shower cubicle, vanity unit with inset wash hand basin, low level w.c., heated towel rail

GARDENS:

To the front of the property is allocated parking and a pathway to the front door. To the rear of the property is a patio leading to artificial lawn, raised decking, garden shed, rear gate access.

COUNCIL TAX:

Band B

MONEY LAUNDERING REGULATIONS:

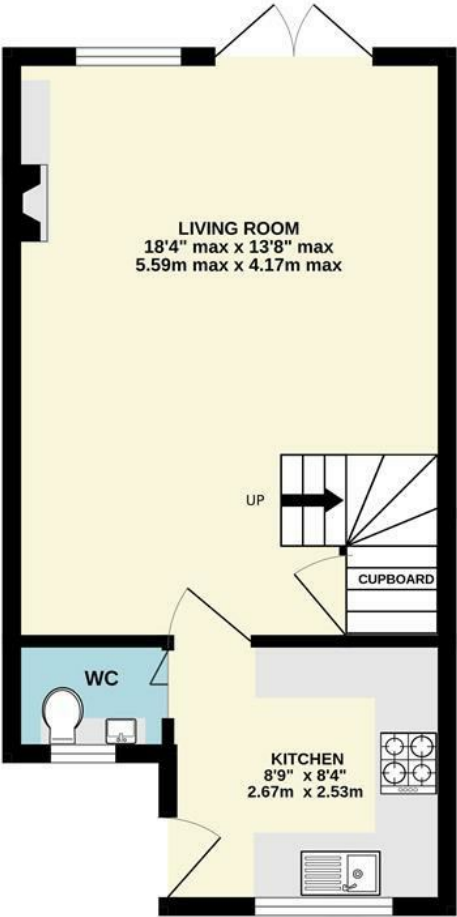
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

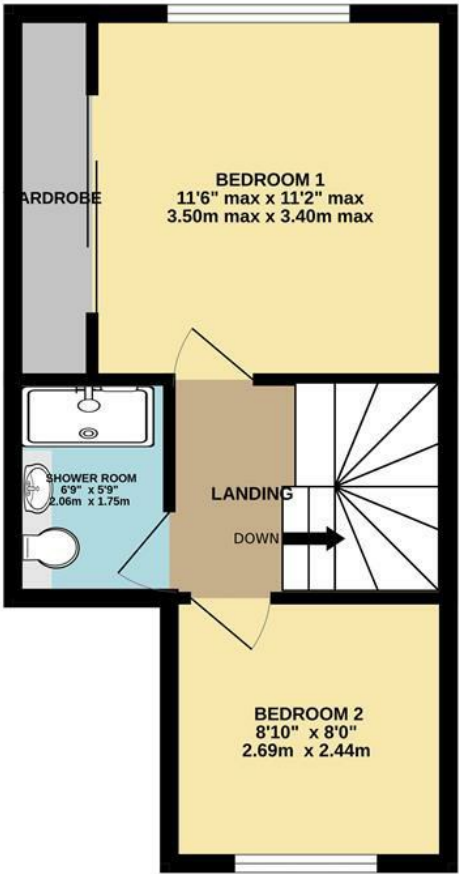
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



2 BEDROOM MID TERRACE

TOTAL FLOOR AREA : 661 sq.ft. (61.4 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 herein are shown for illustrative purposes only and are not to be relied upon as to their operability or efficiency.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
92-100 A	
81-91 B	
69-80 C	
55-68 D	
49-54 E	
41-48 F	
35-39 G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A	
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