



Gershwin Road, Brighton Hill, Basingstoke, RG22 4HH
Guide Price £250,000



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NO ONWARD CHAIN - CHEQUERS - A mid terraced home set on the outskirts of Brighton Hill, convenient to local amenities. Whilst the property requires modernisation, it is priced accordingly and offers great potential with generously sized accommodation comprising cloakroom, lounge, kitchen/dining room, three bedrooms and a family bathroom. (Draft particulars - awaiting vendors approval).

ENTRANCE HALL:

Radiator, storage cupboard.

LOUNGE:

14'4" max x 10'6" max (4.37m max x 3.20m max)

Frot aspect, double glazed window, radiator.

REAR HALL:

Stairs to first floor, storage cupboards, radiator, glazed door to rear garden.

CLOAKROOM:

Low level w.c., wash hand basin.

KITCHEN/DINING ROOM:

15'8" x 8'7" (4.78m x 2.62m)

Rear aspect, double glazed window, eye and base level units, roll edged work surfaces, single drainer sink unit with mixer tap, appliance space, radiator.

STAIRCASE GIVES ACCESS TO LANDING:

BEDROOM ONE:

12'6" max x 11'2" max (3.81m max x 3.40m max)

Rear aspect, double glazed window, radiator, airing cupboard.

BEDROOM TWO:

13'10" x 8'9" (4.22m x 2.67m)

Front aspect, double glazed window, radiator.

BEDROOM THREE:

9'1" x 8'7" (2.77m x 2.62m)

Front aspect, double glazed window, radiator.

BATHROOM:

Suite comprisin panel enclosed bath, low level w.c., wash hand basin, double glazed window.

GARDENS:

To the front of the property is a lawned garden with pathway to the front door. The rear garden has artificial grass, garden shed, gate leading to communal parking area.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

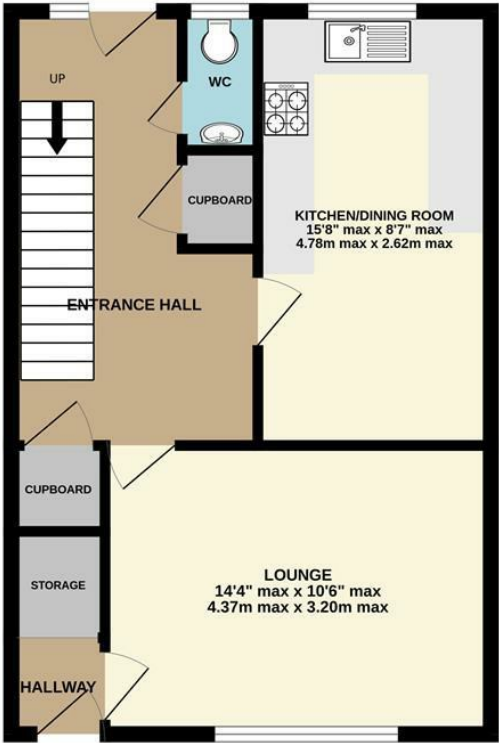
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

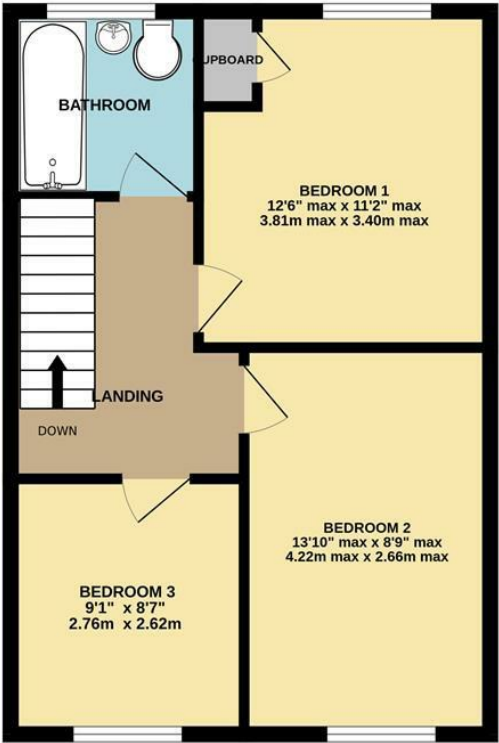
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



3 BEDROOM MID TERRACE

TOTAL FLOOR AREA : 922 sq.ft. (85.7 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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