



Clover Field, Lychpit, Basingstoke, RG24 8SR
Guide Price £325,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer a mid terraced home situated in a no through road on the outskirts of the popular Lychpit development. The property offers generously sized accommodation including 22' lounge/dining room, cloakroom, modern kitchen with appliances, conservatory, two double bedrooms and a modern shower room. Further benefits include a good sized garden with a private aspect and woodland beyond and a detached garage to the front.

ENTRANCE LOBBY:

Glazed door to lounge, storage cupboard.

CLOAKROOM:

Low level w.c., wash hand basin.

LOUNGE/DINING ROOM:

22'3" x 15'11" (6.78m x 4.85m)

Rear aspect, double glazed French doors to conservatory, radiator, stairs to first floor, under stairs cupboards.

KITCHEN:

9'9" x 7' (2.97m x 2.13m)

Front aspect, range of eye and base level units, work surfaces, single drainer sink unit with mixer tap, fitted oven and hob with extractor over, integrated fridge and freezer, spotlights, washing machine.

CONSERVATORY:

12'8" x 10'1" (3.86m x 3.07m)

Double glazed French doors to garden.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

BEDROOM ONE:

12'6" x 9'1" (3.81m x 2.77m)

Rear twin aspect, double glazed windows, built-in wardrobes, radiator.

BEDROOM TWO:

11' x 9'6" (3.35m x 2.90m)

Front aspect, double glazed window, radiator.

SHOWER ROOM:

White suite comprising shower cubicle, low level w.c., wash hand basin, heated towel rail, double glazed window.

GARDENS:

To the front of the property is driveway leading to the garage, shingled garden with mature shrubs, pathway to front door. To the rear of the property is an enclosed garden with a private aspect, decking with steps to patio garden, shrub borders, backing onto woodland.

GARAGE:

Detached garage with up and over door.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

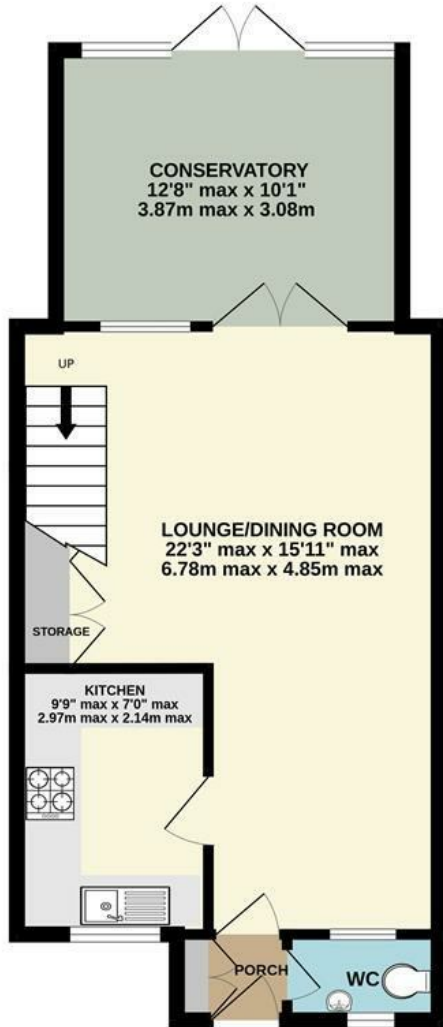
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

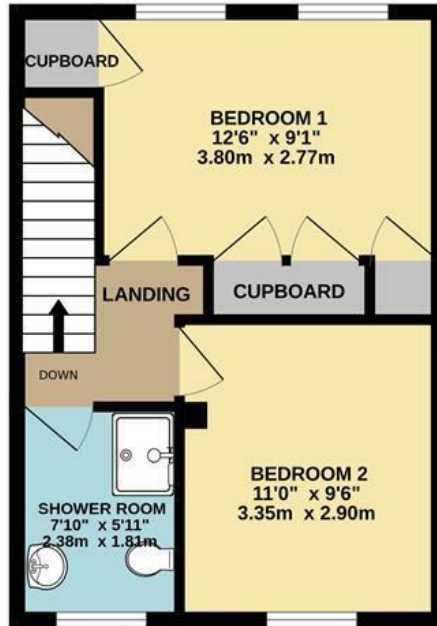
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



2 BEDROOM MID TERRACE

TOTAL FLOOR AREA: 845 sq.ft. (78.5 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 should not be relied upon as a statement of fact. This plan is for illustrative purposes only and does not constitute an offer of any prospective purchase. The services, systems and appliances shown are to their operability or efficiency as shown. Made with Metropix. ©2022



Energy Efficiency Rating	
Current	Target
71	88
Very energy efficient - lower running costs A 92-100 B 81-91 C 69-80 D 55-64 E 39-54 F 21-38 G 1-20 Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Target
Very environmentally friendly - lower CO ₂ emissions A 92-100 B 81-91 C 69-80 D 55-64 E 39-54 F 21-38 G 1-20 Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

