
Parkside Road, Black Dam, Basingstoke, RG21 3BJ
Guide Price £375,000
CHEQUERS
Independent Estate Agents

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CHEQUERS are pleased to market this well presented three bedroom family home in a popular location, close to the town centre and the Memorial Park. The property retains character including the original internal doors and many exposed floor boards. The accommodation includes lounge with feature fireplace, dining room, modern fitted kitchen, three well proportioned bedrooms and a refitted bathroom suite. Further benefits include gas radiator heating, double glazing and an enclosed rear garden.

ENTRANCE HALL:
Double glazed front door, laminate flooring, stairs to first floor, cupboard with double glazed window, radiator.

DINING ROOM:
12'6" x 11'3" into bay (3.81m x 3.43m into bay)
Front aspect, double glazed bay window, feature fireplace, radiator, feature exposed wooden floor boards.

LOUNGE:
13'1" x 12'6" (3.99m x 3.81m)
Rear aspect, double glazed French doors to garden, feature fireplace, radiator, feature panelled wall, exposed floor boards.

KITCHEN:
9'7" x 6'9" (2.92m x 2.06m)
Rear aspect, double glazed window, range of eye and base level units, work surfaces, fitted oven and hob, inset sink unit, plumbing for washing machine and dishwasher, appliance space, laminate flooring.

STAIRCASE GIVES ACCESS TO LANDING:
Double glazed window, access to loft space.

BEDROOM ONE:
12'9" x 9'6" + wardrobes (3.89m x 2.90m + wardrobes)
Front aspect, double glazed winow, two fitted double wardrobes, airing cupboard, feature panelled wall, radiator, exposed floor boards.

BEDROOM TWO:
11'7" x 9'5" (3.53m x 2.87m)
Rear aspect, double glazed window, built-in double wardrobe, feature ornamental fireplace, feature panelled wall, exposed floor boards.

BEDROOM THREE:
8'8" x 7'9" (2.64m x 2.36m)
Front aspect, double glazed window, radiator, bulk-head cupboard, exposed floor boards.

BATHROOM:
7'9" x 5'9" (2.36m x 1.75m)
Double aspect, double glazed windows, white suite comprising 'P' shaped bath with raindrop and riser shower heads, shower screen, low level w.c., wash hand basin with cupboard below, heated towel rail, laminate flooring, extractor fan.

GARDENS:
To the front of the property ia a lawned garden enclosed by hedging, pathway to side gate leading to rear garden. To the rear of the property is a shingled area leading to lawn with matures shrubs, outside tap, garden shed, enclosed by hedging.

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.

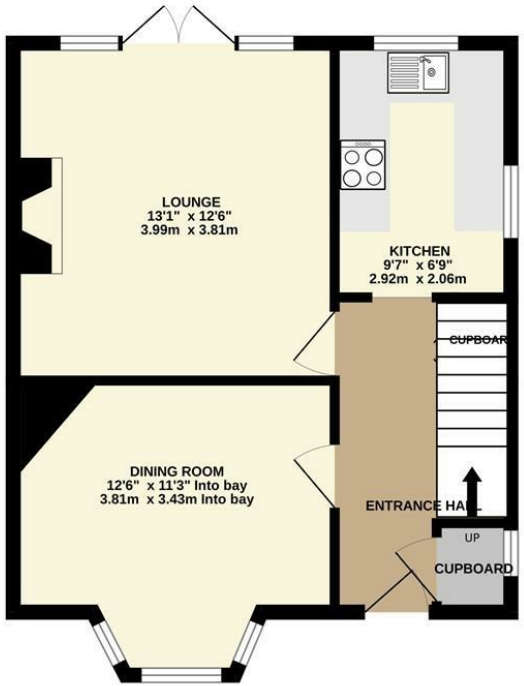
REFERRALS:
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



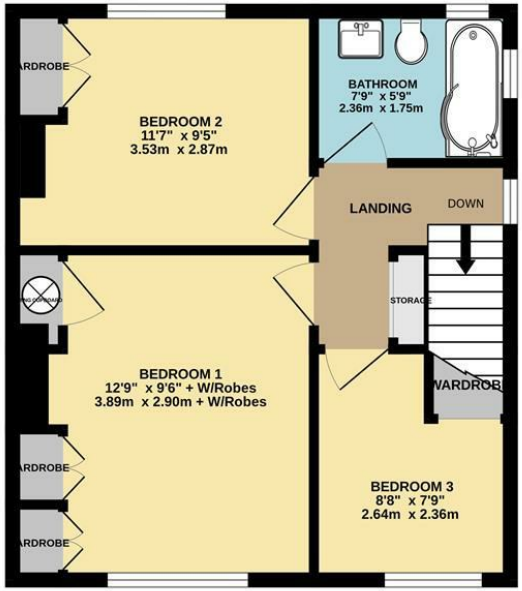




GROUND FLOOR



1ST FLOOR



3 BEDROOM END TERRACE

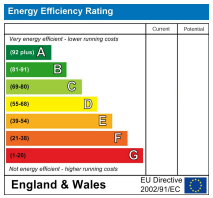
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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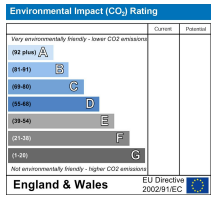




















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Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling 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.